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2 Botany Close
Rustington
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BN16 2BH

Mrs Carole Ward
Clerk of the Council
Rustington Parish Council
Council Offices
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

4th May 2020

Dear Mrs Ward,

Re: R/62/20/HH – Erection of detached garage – Smugglers, 4 Botany Close, Rustington

We have seen the planning for the erection of a double garage at 4 Botany Close and would like to raise our concerns with this.

We are on perfectly good neighbourly terms with the owners at number 4, so were a little surprised they did not speak to us about this, as they have about their development plans on the other side of their house.

Firstly, before the current owners moved into the property, an outbuilding/workshop was built in the front garden by the previous owners, right against our fence and I do not believe this building had planning permission. I believe subsequently the previous owners were supposed to do something retrospectively, but I am unsure if this ever happened. This structure still feels as though it is “in our garden.” The plans online do not show the correct position of this existing structure, as it is tight and parallel against the line of the fence.

We have looked at the plans for the double garage and are worried about this structure even more so. The height of the pitched roof will be much higher than our fence and our understanding is that it will be right along our fence.

This area of our garden is one that is used practically every day. Our three children have a playhouse there, two swings, a slide and a trampoline. If the garage is built, it will feel imposing and overshadowing, as it will be looming over the fence.

Our dining room, music room and playroom also look out on this aspect. This room is a lovely bright, sunny room and again feel that the garage will take some of the light from this room. I suspect that we will experience a loss of privacy too, as currently no body next door ever uses this section of their garden.

This is even more pertinent, as up to a few weeks ago, there was a beautiful Monterey Cypress tree in this area, which very sadly was cut down. This has significantly changed the street scene, and in fact the views from quite a distance.

Our daughter's bedroom also overlooks this area and I do not want her to feel she is no longer able to open her curtains.

We can also currently see the sea from several of our windows and from our balcony in this direction and are very concerned that these views will be lost, which could impact the value of our house.

Another factor that we would like taken into consideration, is the effect that this structure could have on our two trees that are in our garden. I appreciate that there has been a report done to make sure the trees would not be affected, but in years to come, once our children are grown up and no longer using the play area, if we wanted to build a structure in our garden; could the trees withstand two such structures?

The planned garage is also not only in front of the line of the neighbour's house, but also in front of the line of our house, which surprised us, again changing the street scene and with the way it is presented on the boundary, it almost feels that we should need planning permission ourselves!

In summary, we feel that the visual impact and height of this structure, along with its proximity to our border will spoil our views and feel of our house as it is.

If somebody would like to come and look at the areas in question, they would be most welcome. This can all be done from outside, so social distancing can be respected.

We look forward to hearing from you.

Kind regards,

Kate Cummings