

Christopher Doidge
69 Sea Avenue

Rustington
West Sussex
BN16 2DP

Your Ref: OWPC26357

Our Ref: R/66/20/PL 23-03-2020

Please ask for:
Amy Myer

14th April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Residential development consisting of 1 no new dwelling.

Land adjacent to 19 The Bramblings Rustington

Thank you for your internet representation made on 14th April 2020 which has been recorded as '**an objection**' with the comments as follows:

*From the Chairman
The Sea Estate Residents' Association
69 Sea Avenue, Rustington. West Sussex BN16 2DP
14th April 2020
re application R/66/20/PL*

Dear Sir,

I write in my capacity as Chairman of the Sea Estate Residents' Association and representing the residents of the 297 houses on the Estate to lodge an official objection to the planned development alongside 19 The Bramblings, Rustington.

The principal grounds for doing so are those which we have set out relating to previous applications for development on the Estate - and accepted by Arun District Council - and of these the over-arching one is that the proposed construction of a new house adjoining 19 The Bramblings would constitute over-development of the site. We readily appreciate that, over the hundred years of the Estate's existence, in-filling has been the mechanism for much of the development of the Sea Estate but it can be justified only when the initial plot is sufficiently sizable to allow of a further construction without negatively impinging either on the Estate generally or the immediate neighbours in particular. That is not the case here.

Central both to the schedule of covenants and to the perceived attractiveness of the Estate is that no development within it should "be in any way a nuisance or annoyance to or prove prejudicial to the quiet enjoyment of the vendor, his heirs or assigns or to the owners or tenants of adjoining property". It is our view that this proposal is likely negatively to impact upon the immediate neighbours.

More generally the construction of a second house on the limited space available would constitute over-development and would be detrimental to the appearance of The Bramblings and consequently to the Sea Estate of which The Bramblings forms an integral part.

Such a development would also constitute an unwelcome precedent that could lead to further developments on the Estate which, cumulatively, could harm its appearance and also be damaging to the Estate's current reputation as a prestige constituent of the Rustington community.

The 2015 Rustington Neighbourhood Plan, overwhelmingly approved by the residents of the village and applicable for at least the next nine years, specifically set out that "development should not detract from the character and amenity of the nearby area" and that "development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area." The Sea Estate Residents'

Board wholeheartedly endorsed the Plan at the time but is clear that the current proposal would not fit into its framework and would therefore strongly recommend that it be rejected.

Yours faithfully,

Christopher Doidge

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning