

Mr J E Hynam
18, The Bramblings
Rustington
BN16 2DA

Your Ref: OWPC26544
Our Ref: R/66/20/PL 23-03-2020
Please ask for:
Amy Myer

27th 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 27th April 2020 which has been recorded as '**an objection**' with the comments as follows:

The proposal conflicts with the Rustington Neighbourhood Plan (Policy 2 Housing Design), which states that:

*Development should not detract from the character and amenity of the nearby area
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
New builds should be in scale to the locality*

The proposal would have an adverse effect on the visual amenities and quiet enjoyment of neighbouring properties.

The Sea Estate is one of relatively few parts of the village that possesses an element of spaciousness; this type of infill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity.

A number of the original houses on the Sea Estate, built in the 1920's, are subject to restrictive covenants which state that 'Not more than one house shall be erected on the land' i.e. they are 'single' plots. The comparison in the Planning/Design and Access Statement with the development of two plots in Sea Avenue is misleading as they were significantly larger plots. Although No 19 extended its garden by 12' in 1934 it remains a 'single' plot.

The size and nature of the plot are barely sufficient to support a supplementary dwelling and would create three access points on the west side of The Bramblings, all within 25m, and with limited sightlines.

Section 3.5 of the Planning/Design and Access Statement suggests that the new development will have room for three cars, with a further three cars at No.19; this is excessive and would have a negative effect on traffic flow; the Estate's management rules state that parking on the Estate's roads should be avoided.

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