

Paul Spector
The Piano House
96 Sea Avenue
Rustington
Sussex
BN16 2DL

Your Ref: OWPC26529
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 26th April 2020 which has been recorded as '**an objection**' with the comments as follows:

I object to the proposed development of an additional dwelling on the existing plot of 19 The Bramblings. This would constitute over-development of the site by way of garden in-fill resulting in a significant loss of amenity for both neighbouring properties and the locality of The Sea Estate. Cramming in an additional dwelling would materially and adversely affect the street scene and character and amenity of the local area. Allowing this sort of garden in-fill would also set a potentially unhelpful precedent for future in-fills, making it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

In support of this objection I would point out the following:

(i). The Sea Estate was originally laid out in building plots of not less than 50 foot width, extending to 80+ foot width. Neighbouring properties all have a frontage width of at least 60 foot. Assuming the development plot equally divides the existing curtilage of 19 The Bramblings, the development plot would be 36 foot wide (ignoring the curved drive access avoiding protected tree roots). This alone would make the new dwelling and remaining plot for 19 The Bramblings out of character.

(ii). The Design & Access Statement for the application (section 4) notes two in-fill developments approved in the locality in the recent past, namely 29 and 42 Sea Avenue in 2008 and 2006 respectively. Both these dwellings were on plots of at least 50 foot width (and on whole building plots as originally designated by the developer of The Sea Estate). They are therefore not really comparable, being on significantly wider plots which accord with the original scheme for the Estate.

(iii). The Design & Access Statement does not mention the refusal of planning permission for an additional, garden in-fill, dwelling at 40 Bushby Avenue in 2017 (R/88/17). This was rejected on the grounds of incompatibility with the existing development in the area and, in consequence, over-development of the site.

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