

Sea Estate Residents' Association Ltd
c/o Arun Office Services Ltd
55/57 Sea Lane
Rustington
West Sussex
BN16 2RQ

Your Ref: OWPC14074
Our Ref: R/88/17/OUT 20-04-2017
Please ask for:
Mr D Easton

30th May 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 1 No. dwelling & detached garage
40 Bushby Avenue Rustington

Thank you for your internet representation made on 26th May 2017 which has been recorded as '**an objection**' with the comments as follows:

(a) The proposal by reason of its siting and location would not permit development of a standard compatible with the existing development on the Rustington Sea Estate and, in consequence, would represent an over-development of the site.

(b) This type of backland in-fill development would, if approved, make 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 and density of the locality to the serious detriment of the amenities of the Rustington Sea Estate.

(c) The proposal by reason of its siting would have a detrimental effect on the amenities and quiet enjoyment of the neighbouring properties to the east of the site with particular reference to the proposed restricted shared access to the site along the western boundaries of these properties.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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