

Paul Warters and Sue Wood
15 Pigeonhouse Lane
Rustington
BN16 2AY

Your Ref: OWPC14195
Our Ref: R/91/17/PL 21-04-2017
Please ask for:
Mrs A Gardner

9th June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 2 No. dwellings with 2 No. detached garages
The Spires Springfield Close East Preston

Thank you for your internet representation made on 8th June 2017 which has been recorded as '**an objection**' with the comments as follows:

We have read the application with interest. Whilst we welcome the reduction of the number of properties from the last application, and the revised positioning of property on Plot 1 which is nearest to our property. Our Concerns are as follows

- 1. The proposed plot 2 is 10m from the western boundary fence and 20m from the existing dwelling (para 4.3.5 of the ECE planning document) and in our view should be moved closer to the Spires in order to minimise impact on properties in Pigeonhouse Lane on the western boundary.*
- 2. The tree survey is unclear in that it classifies the trees on the western boundary of Plot 1 as category C- trees of LOW quality and value. Yet para 5.4.8 of the ECE document refers to negligible impact on surrounding properties through the retention of existing MODERATE value trees (i.e. category B) to avoid overlooking. This is clearly inconsistent- there are no trees shown on the western boundary shown as Category B which suggests overlooking of properties on the western boundary (i.e. Pigeonhouse Lane) will occur. Whilst they may be Category C trees they are home to varied species of wildlife and we could find no reference to that in the papers.*
- 3. The draft site plan from Smalley and Hales Architects shows existing trees to the west which again contradicts other documents.*
- 4. We are aware of covenants on the site, as mentioned by others and assume all will be taken into account as part of the planning process.*

We are happy to discuss any of this if you think it useful

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 to 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