

32 The Martlets
Rustington
LITTLEHAMPTON
West Sussex BN16 2TY

10th June 2019

Planning Officer
Planning Department
Arun District Council
1 Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Ref Planning Application R94/19/PI

Dear Mrs Gardner (Planning Officer A.D.C)

I wish to submit an objection to the application to revise the approved plans in respect of Block F and E of the Rustington Convalescent Home (R.C.H) development. The application proposes changes to the new build dwellings on the northern border of the R.C.H. grounds to allow extensions of additional rooms above the kitchens to provide bedrooms, making these two storey semi-detached buildings with high roof elevations.

The original approved design provided for one and a half storey chalet type semi's with the upper rooms of the buildings set into the roof space with no overlooking to neighbouring properties and not as close to the border..

The revised plan is much larger 3 bedroom houses with higher elevations. This totally goes against the assurances given in writing by Mr. Charles Mills on behalf of Daniel Watney and confirmed in your E mail response to me (copy attached) that the plot F build would be definitely limited to one and a half storeys high and **designed so as not to cause any overlooking or loss to amenity to existing residents in surrounding streets**". In Mr. Mill's letter to me dated 2 April 2015 (copy attached), he states **"the scheme has been sensitively designed with regards to neighbouring properties including NO. 32 the Martlets ensuring that your property will NOT be harmed by overlooking, loss of daylight or loss of amenity. Indeed there are NO UPPER floors facing your property."** Windows were to be deflected away from property No.32 and the upper floor shown as skylights.

Residents of other properties on the north border Nos: 26:28 and 30 The Martlets have also expressed their deep concerns.

The revised plan shows that the new build properties in block D on the Eastern side have been moved further away from the neighbouring Mews type houses which have the benefit of their border being separated by a road and their garages whilst Block F has been moved nearer to the north border which has no such separation..

My garden is not separated from the R.C.H. grounds other than by a 5 ft. border fence. There is no road or pathway separating the border to my front garden. The front of my house itself is only 3⁵ ft. from this border fence. The revised application illustrates a much bigger building with much higher elevations to the roofline and upper storey bedroom windows. This will present an unsightly brick wall close to my border sweeping completely across the front of my house. The windows on the second storey will overlook directly into my front bedroom window and garden.

The higher elevation to the rear of the property caused by the extra storey will result in massive overshadowing of my home no.32 The Martlets on the north border and to No. 34 The Martlets on the east side.

It was purely on the basis of the assurances given that I did not pursue objections to the approved plan and thought that we could get on with our lives without further worry. It seems that having obtained approval of their plans and after a further 5 years of delay and disruption to people's lives, the applicant is now **blatantly reneging on assurances given** and have therefore misrepresented their plans and mislead the local residents. They have made no contact with the residents regarding the changes. They appear to be manoeuvring the approved plans without regard or respect for their immediate neighbours and still pursuing their aim to what they term in their literature as "screening of the mediocre properties on the northern border" and the "Urban sprawl". These comments I consider to be very derogatory and insulting to the residents of The Martlets. I have to pay band F Council Tax and these sort of comments can affect our market value.

I still have concerns over other issues, including the answers provided in regard to the presence of bats within the grounds (as we regularly see them flying) and of drainage and possible flooding problems, particularly in light of Roger Spencer's (A. D. C.) own current reported concerns and warnings on flooding due to climate change.

You will already have on file correspondence relating to my comments on the plans that were approved by A.D.C. including the reasons for my objection to them. You will also have my comments on how the 10 years of uncertainty in respect of this development has affected my wife's and my lives, the marketing of our property, financial losses and the resulting stress.

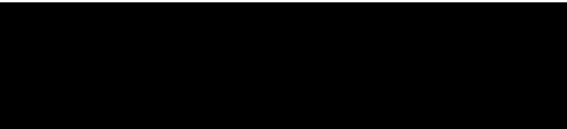
Having been given positive and written assurances regarding the style of build we accepted that we would have to compromise and decided to stay in our home and spend money on improvements to it.

I would like you to seriously consider my comments on the way that the applicants have betrayed and mislead local residents and shown disrespect by their derogatory remarks in their literature.

I wish to make strong objection to what I consider to be a deceitful revised application to build 2 x two storey semi-detached houses in place of two semi-detached stable type builds and would ask you to support and register a strong objection and honour the assurances given to us in writing as to what was agreed in the already approved and accepted plan.

I enclose copies of the letters which provide clear evidence of the assurances given.

Please confirm receipt of this objection. Thank you.



Mr. F.L. Harmer

Date
2 April 2015

Mr & Mrs F Harmer
32 The Martlets
Rustington
Littlehampton
BN16 2TY

By Post

Dear Mr & Mrs Harmer

**Rustington Convalescent Home
Design and Access Statement & Site Drawings**

Following our telephone conversation regarding the proposed redevelopment of the land to the rear of Rustington Convalescent Home, please find enclosed a copy of the following documents which were submitted as part of the planning application:

- Design and Access Statement;
- Proposed Site Plan (Dwg No: 222-A-x-SP-01);
- Proposed Site Elevations (Dwg No: 222-A-x-SE-02); and
- Block E & F Floor Plans and Elevations (Dwg No: 222-A-E-P-00).

As explained in greater detail in the Design and Access Statement, the scheme has been sensitively designed with regards to neighbouring properties including no. 32, ensuring that your property will not be harmed by overlooking, loss of daylight or loss of amenity. Indeed, there are no upper floor windows facing your property.

As shown on the Block E and F elevations, the proposed units are well-designed 'stable type' dwellings, with single storey eaves which reduce the impact on neighbouring dwellings. As shown on the north elevation, no windows overlook the Martlets properties to the north of the site.

Not only will the proposed scheme result in minimal impact on neighbouring amenity, we believe it will benefit the Home and the surrounding area.

I trust the enclosed is sufficiently clear; however should you require any further information then please do not hesitate contact me.

Yours sincerely

**Charles Mills - Partner
Planning**

Re: Planning application R/83/15/PL Rustington Convalescent Home

To: Anita.Gardner@arun.gov.uk

Date: Thursday, 21 May 2015 20:19 BST

Dear Mrs. Gardner

Thank you very much for your prompt and helpful reply to my queries. The information you have provided has clarified the position and eased our concerns over noise issues and confirms compliance with what we were previously advised.

Kind regards

Fred Harmer

On Thursday, 21 May 2015, 11:54, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr and Mrs Harmer,

In response to your e-mail I contacted the agent for additional information. I have copied the response I have received which clarifies many the points you have raised below:

'The reference to 'flexible tenure' is a minor error in the Flood Risk Assessment. All proposed units are intended to be sold as private market housing, with no flexible tenure units as stated. This obviously does not change the results of the FRA.

As previously discussed, the play space will be located on the formal gardens at the centre of the development, towards the rear of the Home (please see Landscape Statement in Appendix B of Design and Access Statement for more information). An updated, plan with annotations will be submitted shortly.

To ensure minimal impact on neighbouring amenity, the play area will be located away from neighbouring dwellings, ensuring that no issues arise with regards to noise and overlooking. Set amongst the landscape and bounded by shrubs and tree planting, the play space is segregated from access roads but benefits from natural surveillance from the proposed units.

All aspects of the proposed scheme have been designed in accordance with Secured by Design principles, including paragraph 3.2 regarding natural surveillance and overlooking. The scheme has been sensitively designed with regards to neighbouring properties, with appropriate distances maintained between proposed and existing dwellings.

As I have already explained to Mrs Harmer, no existing properties in the Martlets, including no.32, will be overlooked and therefore experience any loss of amenity, privacy or loss of daylight. In blocks E and F, the proposed units will comprise single storey eaves which will reduce the impact on neighbouring dwellings, with no windows overlooking the Martlets properties. All of the properties will look inward to the middle of the development. With regards to sewers and drainage, it is proposed that the required drainage works be secured by a planning condition. A robust drainage strategy will be adopted to ensure appropriate mitigation measures are in place to ensure that the existing drainage and sewage system is not overloaded.

The application is supported by a detailed Flood Risk Assessment which has considered any possible risk of flooding which may arise as a result of the proposed scheme.

Appropriate mitigation measures have been recommended including; raising ground floor levels above the finished surface, sloping the land away from buildings and implementing a drainage maintenance strategy. Subject to planning permission, planning conditions will be put in place to ensure the development is fully compliant with the requirements of the NPPF and therefore acceptable flooding or drainage terms.

I can confirm that the new fence that has been erected along the north boundary will remain.

The proposed pedestrian access is shown on the layout plan on the north eastern corner next to the access to the Carpenters House.'

If you require further information regarding the impact of the development on the sewer on your property I would suggest you contact the agent for the application direct.

I trust this information is of assistance

Yours sincerely

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 19 May 2015 20:32

To: Anita Gardner

Subject: Planning application R/83/15/PL Rustington Convalescent Home

Dear Mrs Gardner

I live at 32 The Martlets and therefore have an interest in what is proposed for the above site. My front garden immediately borders the Convalescent Home grounds at the north end of the proposed development and borders Mewsbrook Park. My wife and I have studied the plans quite thoroughly but would appreciate your clarification on some issues which are not made clear on the main plans and which may have some influence on whether we need to make any objections to the plan before the 28th May deadline. These are as follows:

1. Flexible Tenure.

On Page 16 paras 4.2 & 4.3 there is reference to bungalows being Of 'Flexible Tenure'. What is meant by 'Flexible Tenure'? and are these blocks E and F?

2. Play areas:

Notes on the bottom of plans identify play equipment to be used with references 30;31;32;33 and 34 but we could not find the location of these references on any of the plans. Could you please enlighten us as to whether there are play areas with large scale equipment and if so as to where the play areas will be?

3. If there are play areas has consideration been given to siting to avoid noise and overlooking of private gardens?

Does the specification comply with "The secured by design Principles, under Natural surveillance para3.2" regarding infringement and overlooking of neighbouring properties.?

4. Sewers

Plans show possible sewer removal. and shows one of the sewers located on my property (no.32) as being 'disused pipe, possibly removed' This is a main outlet, deep and currently operational. Please confirm that this issue will be investigated.

5. DIVERSION OF SEWERS is suggested on page 15 of the Flood Risk Assessment. Which private sewers will this affect and is there any risk of overloading the system.?

6. We have concerns over possible run off flooding to the north of the development resulting from additional concreting over of natural land draining space. Having lived at this address for over 18 years we are aware of the origins of Mewsbrook Park and the problems of flooding in the park and overflows from the lake when sluice gates can't be opened. The option of drainage into the lake can only worsen this situation. The second option also appears to require under ground drainage and additional maintenance.

6. North wall. The plans show a wall on the north boundary where a new fence has just been erected I assume that this is how it will now remain?

7. Pedestrian access.

Are you able to confirm that there will be no pedestrian access from the far north boundary?

kind regards

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Use

The use proposed new use is residential, however the application also includes additions and alterations to the retained Convalescent Home in the form of additional patient bedrooms.

Amount

The scheme consists of 26 new residential units, the conversion of the existing listed laundry building to give 5 additional units and the retention of two existing dwellings. The density has been determined by the overriding need to respect the setting of the historic structures on the site and to retain an appropriate level of open space. In part the requirement for open space also reflects the need to preserve key views in the Fielden and Mawson Heritage study.

Please note the net additional number of dwellings is 31. There will be 4 new patient bedrooms in the Convalescent home.

Layout

The scheme layout is shown on page 19. The new accommodation is set behind the existing convalescent home in a series of terraces. Two short terraces to the west of the Home face the sea and two longer terraces to the north of the home form the east and west sides of the proposed new courtyard. To the north of the laundry building is a pair of semidetached dwellings. The new terraces maintain the orthogonal arrangement of the existing buildings. The two terraces near the sea are set at right angles to minimize the extent of development when viewed from Sea Road. Parking is mainly located in discrete areas behind the main frontages to reduce the visual impact of cars. The layout is also design to reduce the speed of car traffic by a series of changes in direction. The placement of dwellings preserves key views between listed buildings as suggested in the Heritage assessment.

Private space is largely confined to small rear gardens. Public space takes the form of extensive open green space on the sea frontage in front of the home and smaller more formal courtyards elsewhere.

Scale

11 NB The scale of the dwellings ranges from 1.5 storeys for the dwellings to the north of the laundry building and the terrace on the eastern boundary. These are chalet scale buildings with generous eaves and bedrooms within the roof space. The remainder of the new dwellings are 2 storeys high. All buildings are deferential in scale to the key historic buildings on the site. The terraces vary in length and depth but this information is clearly indicated on the submitted plans and elevations.

The materials are indicated on the submission drawings. The dwellings are predominantly fair faced stock brick with feature arch details and a plinth. Roofs are slate with lead dormers and feature chimneys. Windows are traditional timber casements. Elements such as bicycle and communal bin stores are in untreated oak with galvanized fittings.

6.2 Landscape

Churchman Landscape Architects have produced a separate landscape statement. We have collaborated with this practice to ensure compatibility between landscape, roads and movement and built form. Key ingredients include set piece hard surfaced thresholds between differing character areas and the integration of cars and parking.

4.3 Existing landscaping

The existing landscape setting is still based on the original site configuration. The frontage facing the sea is open and mainly laid to lawn with low shrubs. There is a row of evergreen trees to the eastern boundary. To the west and north of the main house are a series of formal garden areas with high evergreen hedges. The western boundary is defined by mature evergreen trees, however many fall outside of the site boundary. To the north of the listed laundry building is the kitchen garden that serves the convalescent home. The detailed approach to landscape is contained in Churchman's landscape design statement.

4.4 Existing Access

i. Transport links

This location is served by a no.9 bus with links Rustington with Littlehampton. The site and surroundings are relatively level facilitating easy access to local services in Littlehampton and Rustington by bicycle.

ii. Pedestrian Access

There is level access to local amenities and services. Local shops and services are available in Littlehampton which is 1.8 Km away (short bus ride) and in Rustington which is 1.3 Km away (walkable). There is a pedestrian gate to the north of the site on the eastern boundary adjacent to carpenters House. This allows for a shorter more direct route to local amenities. All routes are level.

iii. Existing vehicular access

The main access to the site is off sea road which accommodates visitor traffic as well as service vehicles.

iv. Cycle provision

The site is located on the South Coast cycle route ensuring a simple direct link between the site and Littlehampton Town Centre (Littlehampton it is an 9 minute ride away. Rustington is 6 minutes). Cycling is promoted through the provision of on site cycle parking facilities.

As part of the planning application documentation, a separate detailed transport assessment has been prepared which appraises the existing transport infrastructure in further detail.

4.5 Building analysis

The earlier executive summary provided by Fielden and Mawson gives a useful description of site and both the original and current context.

Rustington Convalescent Home was built at the end of the 19C by the Worshipful Company of Carpenters of the City of London on a nine acre site east of Littlehampton, to provide convalescent care for working men.

Originally the group was set in open countryside, in a rural sea front location surrounded by agricultural land.

It comprised a family group of buildings all in a neo-Caroline style including the Convalescent Home, the Laundry Building, Carpenter's House and the Cook's Cottage, all in a semi formal orthogonal relationship, and set in semi formal gardens.

Later residential development has encroached progressively on the site, so that now the setting for the original group of buildings is substantially that of suburban sprawl, dating mostly from the 1970s and later. The result is the relationship of the historic group to its historic setting has been compromised to the extent it is irretrievably lost.

The conclusion of this study is that a carefully designed and appropriately scaled discreet layer of new development, mostly at the edges of the site, could create a new more appropriate setting for the historic group. It would achieve this by working with the historic grain and creating a more appropriate backdrop that screened out the views of the less sympathetic neighbouring residential buildings.

Such a development would enable the historic group to reassert its primacy in an improved more sympathetic setting, thus enabling it to define its territory anew.

Extract from 'Design & Access Statement R. C. H Feb 2015'
produced by MBE Architects, Richmond.

Rustington Convalescent Home

Date: Wednesday, 16 December 2015 17:12 GMT

Dear Mr Harmer

Thank you for your emails of 11th and 13th December. I am grateful for your continued surveillance of the northern end of the grounds of the Home. It is such a shame that hooliganism, theft and arson are prevalent in Rustington and it is a good thing that decent citizens such as yourself are willing to report such things to the police.

I can give you no further information about the potential development of the grounds to the north of the Home. You are correct in saying that we have now been given planning permission and I can assure you that we will be considering all our options during the months ahead.

Regards

Tim