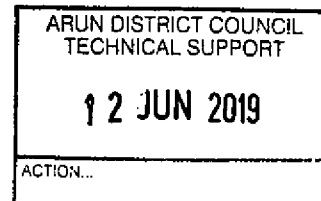


32 The Martlets
Rustington
LITTLEHAMPTON
West Sussex
BN16 2TY

Planning Department
1 Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

11th June 2019



Dear Sirs

Re: Planning Application R/94/19/PL Rustington Convalescent Home, Sea Road, Rustington.

I wish to strongly object to the above revised planning application in respect of alterations being made to the structures and siting of Block F and Block E.

In 2015 plans (R/83/15/PL) which were agreed by the planning office at Arun District Council, stated that there would be two blocks of semi detached chalet dwellings of one and a half storey height and that all visible windows would face south on the upper story in the roof space. There would have been sky light in the roof space, which would not have a view of my property. This property style would also have less impact on light issues with my property at 32 The Martlets.

The latest plans propose to amend and change the said dwellings to full two-story height with windows over-looking straight into the bedroom windows of my house. The extra height I feel would restrict the daylight in my property and be very intrusive. The situation of Block F would almost cover the front view of 32 The Martlets. The site of the revised plans also appear the building is nearer to the boundary fence.

Having re-read the document "Design and Access statement: Rustington Convalescent Home February 2015," it clearly states (1.4) for Block D on the eastern boundary that "the back to back, habitable room to habitable room would have a distance of 25 metres". The latest plans do not show anywhere near the 25 metre distance from habitable room to habitable room in between Block F and the front lounge of 32 The Martlets. Also, the new plans are proposing to move Block D a further 1.5 metres away from the east border facing the crescent Martlets properties.

This appears to be blatant discrimination in respect of 32 The Martlets as the distance shows on the plans as approximately 21.0 metres apart. The property does not have a road, footpath or garages to shield the proposed new designed houses.

Again the 2015 document (4.5) it states "*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.*"

It also states "It would achieve this by working with the historic grain and creating a more appropriate backdrop that SCREENED OUT VIEWS OF THE LESS SYMPATHETIC NEIGHBOURING RESIDENTIAL BUILDINGS".

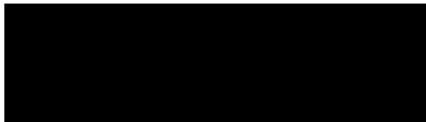
This statement is derogatory in respect of my home now for the last 22 years. The Rustington Convalescent Home sold the land for housing development and the local council approved the plans.

My husband and I had assurances from Mrs Gardner (e-mail) and Mr Charles Mills of Daniel Watney, (of which I enclose copies), that "*Block E & F elevations 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.*"

In the past 10 years I have had to endure the many different planning issues in respect of the land immediately in front of my property. The uncertainty has caused my husband and I much distress and financial loss, when we were going to move to another property in 2014/15 but sales kept falling through. At the time it appeared the problem was what was happening or not happening at the Convalescent home. I now feel the appearance of the revised block F and block E could detract from my property and make it less marketable should I decide to move.

As stated, I had assurances in 2015 regarding the type of property being built and the said effect of these properties. I therefore request Arun District Council to reject the new proposed planning application, and not renege on these. The revised plans will not only affect number 32 The Martlets but also my near neighbours at the north end and north east of the Rustington Convalescent Home.

Yours faithfully



Mrs R Harmer

Enc: Copy e mail from Mrs A Gardner

Copy of letter from Mr Charles Mills, Daniel Watney.

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.

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**