

Planning Department
Arun District Council
1 Maltravas Road
Littlehampton
West Sussex
BN17 5LF

28 The Martlets
Rustington
West Sussex
BN16 2TY

7th June 2019

RE:Planning Application R/94/19/PL Rustington Convalescent Home

Dear Sirs/Madam

I am writing to you with concerns on the proposed new planning application regarding the changes to Block F of the Rustington convalescence home proposed complex, new revision R94/19/PL changing the approved application from 2 x 2 bedroom Chalet style semi-detached properties to 2 x 3 bedroom semi-detached properties.

When we were in the process of purchasing 28 the Martlets in July 2017 we were well informed from our solicitor of the approved plans that had been put in place, we were able to read and explore in great detail all the information provided to us, we were reassured after comments stated below.

As explained in greater detail in the design and access statement, the scheme has been sensitively designed with regards to neighbouring properties, 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 or any other property.

As shown on Block 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 to 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.

On those comments and reviewing all available information we went ahead and purchased number 28 but after reviewing the proposed new plans today I feel I have been misled and I'm now feeling severely disappointed and frustrated.

The new proposed application is a complete change to the original plans as Block F now shows 2 x 3 bedroom larger semi-detached family style properties with plans to place windows to the first floor rooms so that all of the existing properties will now be overlooked to the North & East elevations. Number 34 will be over shadowed as the

plans show a very high brick gable wall to the side elevation, also number 32 will have all the windows looking straight into their property giving them no privacy at all. The remaining properties will also be overlooked.

The proposed development by reason of its proposed size, depth, width, and now height and massing would have an unacceptably adverse impact on the properties immediately next to adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact.

In the proposed new plans these 2 x 3 bedroom semi-detached houses have been designed for family style living which will attract unnecessary noise and disruption to our peaceful and calm environment. So I hope you consider how these new proposed plans will have a massive impact on us and our fellow neighbours, and just because we are at the back of the site we should not be overlooked and forgotten about.

With this in mind I ask you to really consider if block F on these new proposed plans are being over developed for financial reasons rather than what is best for the small plot and for those who live in the surrounding area.

Kind Regards

Miss Justine Dungey & Mr Ian Tennant