

Mark Gilbert
Brockburn, Hurst Road
East Preston
Littlehampton
East Preston
BN16 3AP

Your Ref: OWPC20096
Our Ref: R/190/18/PL 31-07-2018
Please ask for:
Mrs A Gardner

8th October 2018

Dear Sir/Madam

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

Demolition of 1 No. existing house & grounds & erection of 2 No. new detached dwellings. This application may affect the character & appearance of the Station Road, East Preston Conservation Area.

St Marys Close Hurst Road Rustington

Thank you for your internet representation made on 6th October 2018 which has been recorded as '**an objection**' with the comments as follows:

All the existing houses in Hurst Road are of a unique design. This is one of the major characteristics of the road and gives the whole road a unique appeal. This application is for 2 houses with identical design and orientation with only a 3 meter separation distance. I cannot object to the density of the proposal as it is broadly in line with the houses opposite but I submit that it will detract from the character of the road to have 2 identical houses sat next to each other with only a small separation distance between them.

In paragraph Site Description & Background of the Covering Letter which accompanies the application, the developer recognises the unique designs of the existing houses, saying "... Hurst Road, a residential street comprising properties of varying age, design and scale". However, in the paragraph Conclusions he says "The scheme has incorporated all the key characteristics of the area and will have a positive impact and appearance of the area in which dwellings and architectural design vary considerably." Although he recognises the variety of houses in the road he has chosen to ignore this in his plans but still insists that his scheme "incorporates all the key aspects of the area" when it clearly doesn't. I submit that cosmetic variations, eg using different roof tiles and paint colours, will not make his 2 identical designs 'unique' when compared to the truly uniquely designed houses found in the rest of the road.

In the planning department's decision against the applicant's previous submission for 4 houses on the plot (R/64/17/PL) part of the Conclusions paragraph read "It must also be considered that Hurst Road is characterised by dwellings of various designs and styles. The proposed development would consist of two dwelling types with the only other differentiation being the external materials proposed and the orientation of the dwellings. Therefore, it is considered that the proposed development by virtue of its design would fail to harmonise with the existing character of the immediate locality in conflict with policy GEN7(ii) of the Arun District Local Plan."

So, I hope that Arun DC will be consistent and refuse this new application on the same grounds. It should also fail against Para 58 of the National Planning Policy Framework which says that developments should "respond to local character and history, and reflect the identity of local surroundings and materials". I would like to make it clear that if the proposed houses were truly different I would not be making this objection.

Quite separate from my objection, I notice that the boundary between the eastern and western plots, application references R/202/18/PL and R/190/18/PL respectively, are

inconsistent with one another and, if not resolved, would result in a small piece of land being owned by more than one occupier. I guess this is an error in one of the developer's block plan diagrams.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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