

Neil Matthews
Saxons, Hurst Road
East Preston
Littlehampton
West Sussex
BN16 3AP

Your Ref: OWPC20107
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 7th October 2018 which has been recorded as '**an objection**' with the comments as follows:

The planned development concerns me for two principle reasons. 1. the plan is for two identical properties adjacent to each other. This is out of character with the rest of Hurst Road and would set a dangerous precedent for the future of the road. Additionally, the style of development appears to be of the same 'look' as the planned development of a single adjacent property under a different application giving the appearance of homogenous development across a large stretch of a currently heterogenous road. 2. The plans suggest a single shared driveway. This is out of character of the rest of the road where each property has its own, uncontested driveway. Given the local residents agreement to no on-street parking, this shared driveway offers the potential for future disagreement between the users of the shared driveway causing on street parking overflow issues. Additionally the drawings do not make specific allowance for the positioning of the existing trees in the road; a road featuring a regularly spaced tree lining that forms part of it's character. The plans should take this into consideration and give residents confident that the street scene will not suffer through this development.

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 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