

Ann, Charles & Sue Froggitt
6, The Cedars
Hurst Road
East Preston
BN16 3AP

Your Ref: OWPC20182
Our Ref: R/190/18/PL 31-07-2018
Please ask for:
Mrs A Gardner

12th 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 11th October 2018 which has been recorded as '**an objection**' with the comments as follows:

We live at The Cedars and we are raising an objection to the above planning application. We believe that the proposed development will have a detrimental effect on the character and attractive appearance of Hurst Road, which is made up of 17 individual properties. This proposal contravenes both the Local Plan - D SP1 Design and the Rustington Neighbourhood Plan Policy 2 Housing Design.

Design & visual impact - We are disappointed that the developer has submitted proposals for two houses of exactly the same design, using the same materials & with the same orientation, especially as this was explained to him in the original objections that it was one of the problems with his first submission for this site. They do not fit with the individual properties in Hurst Road or with the road's overall appearance and character. In fact the proposed scheme contravenes the Local Plan - D SP1 Design 13.2.7 as it does not "Respect, improve and enhance the existing surrounding environment". Also the proposal has not followed the Rustington Neighbourhood Plan Policy 2 Housing Design particularly point 4.12 "Development should not detract from the character and amenity of the nearby area.

In conclusion we strongly object to this proposal. We believe that it will detrimentally alter the fabric of Hurst Road as these plans are completely unsympathetic to its unique appearance made up of 17 distinctive properties. Please will you take our objections into account when deciding this application and ask the developer to submit new plans for two different properties. Thank you.

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