

S.Read & A.Stankowska
7 Holmes Lane
Rustington
BN162QA

Your Ref: OWPC20804
Our Ref: R/243/18/HH 12-10-2018
Please ask for:
Zac Denton

6th December 2018

Dear Sir/Madam

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

Single storey side extension
9 Holmes Lane Rustington

Thank you for your internet representation made on 5th December 2018 which has been recorded as '**an objection**' with the comments as follows:

Planning Application R/243/18/HH 9 Holmes Lane, Rustington. BN162QA

We have examined the application and plans for the proposed works to the above property.

We wish to strongly object to these works for the following reasons:-

Firstly,

There is no precedent of, or for, a four bedroom bungalow on the street or the immediate locale. The existing bungalows of the street were originally built predominantly as two bedroom, or as a maximum, three bedroom in some dwellings. There may well have been improvements over the years, but those improvements have never affected the "Street Scene", being improved to the rear of properties where made, leaving the character and originality of the street intact and unaltered. These proposed works, being to the front and side (road facing) is seemingly at odds, out of character and incongruous with existing bungalows in the area and would alter the street scene markedly in our opinion. It would be visually detrimental as opposed to an enhancement of the area.

Secondly,

The scale of these proposed works, in addition to the already substantial extension completed two years ago (to the rear and side of the property) completely dwarfs and envelops the original dwelling. I would estimate a footprint double the size of the original dwelling. Again, no precedence for this, and out of character generally, with other bungalows in the street. We feel it would visually look cramped within the street scene setting.

Thirdly,

We have genuine concerns, looking at the plans and noting two separate (front) entrances, that this property has the very real potential of becoming a multiple occupancy dwelling (HMO) at some point in the future. We base these concerns not only on the proposed works, but also the fact that the property has been repeatedly offered to market in the last two years, since completion of the existing and substantial works already mentioned.

Fourthly,

In relation to the above concern, but not solely to that concern, the proposed works give scant consideration to parking arrangements. We note in Section 8 of the planning application submitted (Re: Parking). The applicant has indicated "No" to the question as to whether the proposed works affect existing parking arrangements? The response is, I would respectfully suggest, disingenuous. The area for the proposed works regularly accommodates two vehicles. Accordingly, the forfeiture of this space to the proposed works, renders the parking capability down to a single vehicle (4.8 x 2.4m) on the curtilage. This contravenes the councils own supplementary planning guidance on parking standards for a (proposed) four bedroom dwelling by some considerable margin.

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