

Mr M Hill
2 Grafton Close
Rustington
BN16 3QY

Your Ref: OWPC25336
Our Ref: R/268/19/PL 14-11-2019
Please ask for:
Mrs A Gardner

20th December 2019

Dear Sir/Madam

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

Demolition of existing garage & store on existing dwelling & erection of 1 no. four-bed chalet style dwelling (re-submission of planning ref: R/72/19/PL).

6 Manor Road Rustington

Thank you for your internet representation made on 18th December 2019 which has been recorded as '**an objection**' with the comments as follows:

in response to planning application R/268/19/PL (re-submission of R/72/19/PL), we are pleased the new proposal is no longer for two dwellings, which created an over development of the site for backland development. The single dwelling with its central position across the site and not so deep as before is less overbearing on our property being the closest with the distance away from us proposed at 4.4m. whether or not the new proposal complies with planning policy remains to be seen. Our concern is with the height of the double garage which seems excessive at 5.17m and is higher than the adjoining bungalows of Grafton Close, which are around 4.95m in height. With having a slate roof the pitch could easily be reduced and ridge lowered. the length of the garages also seems excessive for two cars. At present the garages will have a negative visual impact on us and our neighbours, particularly No.1. We would ask that the applicant give consideration to a reduction at least in height. We still have concerns as before with maintaining access along Manor Road, construction traffic to the site and parking by construction traffic along Manor Road and Grafton Close and the impact on residents. The new access required along the side of the existing bungalow will have a negative impact on the adjacent property No.4.

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