Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Mr & Mrs Fallon
[redacted]
West Sussex
BN16 3QT

19th December 2019

Your Ref: R/268/19/PL
& Also Your ref R/72/19/PL

ATTENTION : Mrs A Gardner

Dear Mrs Gardner

We are writing to **"strongly object "** to the proposed Demolition of existing garage & store on existing dwelling & erection of 1 no. four-bed chalet style dwelling Your ref : R/268/19/PL (re-submission of planning ref: R/72/19/PL).
of 6 Manor Road Rustington.

For the following reasons..

(i) The proposal would have an adverse effect on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, 4 Manor Road, Nos. 1 and 2 Grafton Close, Nos. 5 and 6 Laburnum Walk and 37 Old Manor Road and also number 2 Manor road.
(ii) This type of back-land development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.
in addition:

iii)This plot is in our opinion totally unsuitable to have another property built on it due to the over crowding in this area, the schools are already over subscribed, the parking in Old Manor road, Manor Road and Grafton Gardens already is at full capacity, even though on the build there is proposed parking spaces, this potentially may not be enough for a four bedroom property? as well as visitor's, to accept any more parking that this build would require for the build itself ,it would not be viable.
The only access to Manor Road is through Old Manor Road which itself is a busy common cut through, which is in a bad state of repair, it is also a very narrow road to pass, there are constant problems with parking, and drivers having to dip in and out to pass each other, that results in the cars backing up ,driving on the grass verges parking on the verges and churning up the grass damaging them.
This also is very dangerous for the School children who are using the footpaths as cars are having to pull onto them making it very difficult to for drivers and pedestrians alike to pass.There have been a number of car accidents that I have seen, with cars scrapping past one another reversing and backing into other cars just to get by.
The point I am making is the infrastructure of any kind of build, in this road, would only add to the already over crowded chaotic state this road network brings.
I support my statement with the evidence of the photos attached.

Many thanks

Mr & Mrs Fallon









Cars trying to pass and park
getting stuck in the process











the grass verges on Old manor road where users park on them or drive on them to pass

cars trying pass one another