

Mr J Barnes  
Angmering Lane  
East Preston

**Your Ref:** OWPC4813  
**Our Ref:** R/305/14/PL 22-12-2014  
**Please ask for:**  
Mrs A Gardner

2nd February 2015

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

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Erection of 1 No. 3 bed dwelling & 1 No. 4 bed dwelling & demolition of existing garage & shed & erection of new car port. This application affects the character & appearance of the Rustington Conservation Area.

Land to the south of The Tiled Barn Station Road East Preston

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Thank you for your internet representation made on 1st February 2015 which has been recorded as '**an objection**' with the comments as follows:

*This scheme is completely unacceptable. The increased use of the existing access to the site would be very dangerous and visibility would not be possible.*

*The scheme would also add more traffic to the access point, which on a blind corner is against the principles of Highway Safety. People already speed on this road, and that is why a speed camera was installed, but I have seen many people go around this corner at well over 35mph. This application if approved would in my view certainly lead to a road accident in the near future.*

*Finally, the scheme is too large and too cramped for its setting on the corner of Station Road, and locals have been informed that the only way in which two houses can possibly fit on this site is because the developer has illegally cut down a historically important tree in the Conservation Area. Approving this scheme would set such a bad example that any developer could cut down whatever tree they wanted and still get a permission without being punished!!*

*In conclusion, this type of application cannot be allowed to succeed in the Conservation Area; any permission here would be very detrimental to the surrounding area, would be dangerous in terms of highway safety and would give the impression that Arun District Council are happy for developers to simply cut down protected trees to make huge profits.*

*Do not let this Application succeed!*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts  
Assistant Director Planning & Economic Regeneration