

John and Tatiana Elliot
Hadrian House
Hurst Road
East Preston, Littlehampton
West Sussex
BN16 3AP

Your Ref: OWPC13811
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

2nd May 2017

Dear Sir/Madam

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

Demolition of 1 No. dwelling & erection of 4 No. dwellings. This application affects 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 2nd May 2017 which has been recorded as '**an objection**' with the comments as follows:

1 Overcrowding of plots -

There are four houses proposed, which would be considered overcrowding when compared with current development levels on both sides of the road.

Therefore we would consider it overdevelopment in density should the planning department allow this development. From a planning perspective allowing the proposed development would contravene the Local Plan - D SP1 Design from a consideration of density and massing.

2 Street scene - Hurst Road properties are all unique in their design and construction so we would also object to this application on the grounds that the proposed houses are not designed to be in keeping with the individual aspects of all of the existing properties. From a planning perspective this proposed development will contravene the local plan D DM1 Aspects of design and will not meet the aims of the National Planning Policy Framework by reflecting the identity of local surroundings.

3 Parking in New Development

Safety and wellbeing of local residents and the local environment - The developer proposes two number garage blocks to be constructed to the front of the plot and there is no precedent for this in Hurst Road and we believe that the introduction of the proposed four dwellings and the garages will inevitably contribute to "overspill" parking from visiting friends and family of the property owners. When this happens it will undoubtedly create a health and safety risk for any elderly residents from the sheltered housing scheme at Oakhurst Gardens who often walk up and down Hurst Road. It will also cause a significant risk of road blockage for visiting emergency services and this in turn risks the lives of local residents. From a planning perspective we believe this would contravene Policy GEN 12 with due consideration that "the extent and nature of parking restrictions in force on highways in the vicinity" would be compromised. The Rustington neighbourhood plan details that both on and off road parking should meet local guidelines. The local guidelines from the Hurst Road neighbourhood association are for there to be no parking on the road and this would clearly be compromised by this development.

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

Neil Crowther
Group Head of Planning