

Mr H Fridi & Mrs T L Fridi
Gemini, Hurst Road
East Preston
Littlehampton
West Sussex
BN16 3AP

Your Ref: OWPC13875
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

4th 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 3rd May 2017 which has been recorded as '**an objection**' with the comments as follows:

To the attention of Mr D Easton,

As the home owners of Gemini - Hurst Road, directly opposite the MJH proposed development site, we vehemently object to the erection of 4 houses on the St Mary's Close plot on multiple grounds as cited below.

Although we appreciated the consultations with Mr M Hartnett from MJH however our meetings raised a lot more concerns than just the parking issues as he mentioned.

We made it quite clear that 3 individually styled houses would be supported and well in keeping with all the quite distinct dwellings and their proportions on Hurst Road.

Density impact and street scene: the cramming of these 4 very similar houses, vainly disguised by different facia rendering, on this plot is in direct conflict of the Council's local plan (D SP1 Design and D DM 1) such as density, mix, massing, frontage and architectural distinctiveness where the latter greatly prevails on Hurst Road.

The illustrations and drawings for this proposal exaggerates the spacing between the 4 houses in a futile attempt to detract from the true impact to the street scene which is further aggravated by the erection of twin car ports to the front of houses 1 & 4 which are located way beyond the building line a feature totally alien to any dwelling on Hurst Road.

Parking provisions & Road issues: the 15 parking spaces mentioned for these 4 houses are greatly exaggerated and only possible if all garages and car ports are occupied (contrary to national stats.) then bumper to bumper on the drive! Furthermore houses 1 to 3 share the same IN/OUT single drive, this excessive traffic is directly opposite my drive. The lack of individual drives and clear frontal boundaries for each house will definitely create maintenance issues within the plots and the verge on the road, historically as per our Hurst Road Association rules and agreements each house owner maintains the verge fronting their house and refrain from parking on the road. The parking restriction rule on the road has been taken in direct consideration for the elderly residents in Oakhurst Garden housing scheme (managed by the "Littlehampton & Rustington Housing Association") as there are no pavements on the road and the grass verges are uneven and unsuitable for pedestrians.

This proposed development will be detrimental to the uniqueness of Hurst Road and does nothing to preserve or enhance the overall character and appearance of the local East Preston designated Conservation Area therefore we beseech you to reject this development.

Yours Sincerely

Mr H & Mrs T L Fridi

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