

Howard Chipperfield
Daymer
Hurst Road
East Preston
West Sussex
Bn163ap

Your Ref: OWPC13888
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

5th 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 4th May 2017 which has been recorded as '**an objection**' with the comments as follows:

1. Density - The Number of Houses on the plot

The proposal for 4 houses on the St Mary's plot will be nearly double the density of other dwellings in the road. I feel in the strongest terms that this new development does not meet the requirements of:

a) Local Plan D SP1 Design (13.2.15 The density of proposals should be sympathetic to the site and its surroundings).

b) Local Plan D DM 1 Aspects of Design, ...the development takes into account the density of the site and its surroundings....

c) Rustington Neighbourhood Plan Policy 2 - Housing Design which states "Developments will be supported, provided they reflect the architectural and historic character and scale of the surrounding buildings....."

2. Street Scene and Character.

The proposed development will create a dense and modern mini estate in a road that currently has the characteristic of a spacious road with individual style houses, and will seriously effect the Street Scene in the eastern part of the road.

Local Plan Layout number 151117 LP-02 clearly shows the size of existing plots and spacing and just how the density of the new development compares. The

I believe also that the application does not meet the requirements of Arun District Plan 2003 Policy GEN 7 iv) as the new the development will have "an unacceptable adverse impact on adjoining occupiers, land, uses or property....."

The four house development will be made up of two house designs unlike the individual houses of character that exist already in Hurst Road. It is unclear what the materials and colour is of roofs on the new houses will be.

3. Building Line

The proposed positions of 2 detached garage blocks are in front of the building line. The easterly block approaches to within 8.5 meters of the road.

The majority of other houses in the road are set back from the road by an average 15.7 meters. There is a covenant on all houses in the road that no building should be erected less than 30ft (9.144 mets) from the road.

4. Vehicle Parking in St Mary's Close/Hurst Road parking

The planning application includes the design for a common entrance way for 3 of the 4 houses. Should each of the three house have two or more vehicles it is inevitable that there will be insufficient space for parking and turning space when either visitors, couriers

or refuge vehicles etc. It should be noted that Hurst Road has a no parking policy.

5. Demolition Plan and Construction Plan

Developer should submit a demolition plan to show how dust, noise, smoke and dangerous materials will be minimised.

6. Damage to Existing Road

We need a commitment by the developer that all damage to the road and grass verges will be repaired or replaced by the developer in a timely manner, at his cost and to the satisfaction of the Hurst Road association.

7. Personal Objection

My wife and myself moved into Hurst Road over 30 years ago. It seems strange that somebody (like MJH) can come along, see an opportunity to make a lot of money, ride rough shod over our objections and have no thought for anyone at all.

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