

Paul & Kate Howie
Green Leys
Hurst Road
East Preston
BN16 3AP

Your Ref: OWPC13913
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

8th 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 7th May 2017 which has been recorded as '**an objection**' with the comments as follows:

We are fortunate to live on a road with individually designed homes on generous plots which are part and parcel of the character of Hurst Road and one of the main reasons we choose to live here. The prospect of a mini housing estate being crammed into the now vacant St Mary's Close plot is certainly not in keeping with that distinctive character. We would like to strongly object to this proposed development on the basis that it is overcrowded and not in keeping with the character of the road.

The development appears to consist of two different house designs mirrored which would certainly detract from the other distinctly designed houses of the road regardless of the different renderings and finishes which could be applied to them. The fact that the developers are trying to shoe-horn 4 properties into such a small space also necessitates the placement of two of the garages in front of the properties. In both of these instances it would surely contravene Policy 2 of the Rustington Neighbourhood Plan relating to Housing Design and also GEN 7 of the Local Plan relating to The Form of New Development. The local Plan GEN7 requires a development "demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness". Policy 2 of the Neighbourhood Plan states "Development should not detract from the character and amenity of the nearby area".

We also have concerns about the parking situation given the road currently has no footpath and is the main access through to the sheltered housing properties in Oakhurst Gardens. Hurst Road is regularly used by emergency services for access to Oakhurst Gardens and for this reason Hurst Road Association has a strict No Parking Policy agreed upon by all residents. Whilst we understand the proposals meet the requirements for local guidelines it would seem the developers view of projected on-street parking is unrealistic. Policy 2 of the Rustington Neighbourhood Plan relating to Housing Design clearly states "On road and off road parking provision on developments should meet local guidelines, and applications where it can be shown exceed these criteria are encouraged" and "Road widths must demonstrate they are adequate for safe access by service and emergency vehicles at all times having regard to existing or projected on street car parking". Very few of the Hurst Road residents use their garages for parking. The recent developments of Langmeads and Churchfields on Station Road have clearly demonstrated that parking will inevitably spill out onto the road in cases of higher density developments such as this proposal.

Finally, we are concerned about the precedent this may set for the road. We are fortunate

enough to have generous plots in Hurst Road and the profitability of a development of this size would make those plots extremely attractive to developers. This can be seen in Station Road over the past few years where just 3 housing plots have already been replaced by two small housing estates and another similar development is taking place on the old Bradbury Hotel site.

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 to 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