

John Morris CEO LRHS Ltd (owner)
Oakhurst Gardens/RustgtHall
Rustington Hall, Station Road
Rustington
Littlehampton
West Sussex
BN16 3AY

Your Ref: OWPC13936
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

11th 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 10th May 2017 which has been recorded as '**an objection**' with the comments as follows:

We consider that 4 houses are being crammed into the St Mary's plot; whereas plots in the rest of the road are generous and spacious. Therefore, the density of the proposal will not be sympathetic with the rest of the road.

Only 2 designs of houses are proposed and there will be 2 of each type. Compared with the rest of Hurst Road they will all look very similar, whereas in the rest of Hurst Road all houses have a unique design. Therefore, the proposed houses will be out of character with the rest of the road and will seriously detract from the current 'street scene'.

The developer has attempted to make the 4 houses look 'unique' by cladding the frontages with various materials. But 'inlaying' frontages only puts a superficial veneer on houses that will still appear very similar compared with the genuinely unique elevations of other houses in the road.

The developer plans to put 2 garage blocks in front of the building line. There is no precedent in the road for this and this will again be out of character with the rest of the road and spoil the street scene.

Whilst the developer appears to be providing sufficient parking many of the spaces block other spaces and in reality there may be over-spill. Parking on Hurst Road is not an option as it contravenes the HRA Road Policy.

Hurst Road is a private road and has a road policy, agreed by all members of the Hurst Road Association (of which the Society is a Member), which covers parking in the road and maintenance of the verges.

One of the self-imposed limitations on members is that permanent residents should not park their cars on the road or allow vehicles to be parked on the verges. If at all possible visitors should not park on the road either.

This policy is necessary as the Emergency Services are frequently called out to attend fire and health related incidents at the Littlehampton & Rustington Housing Association sheltered housing scheme in Oakhurst Gardens.

In the past ambulances have had to stop to negotiate small gaps created by parked cars. On these occasions fire engines would not have been able to pass either.

Our 'on site community' consists of 149 frail elderly households / individuals and we have significant concerns as to the increased parking and traffic, which would cause a material safeguarding concern to the safe movement of elderly residents. Additionally the issue of emergency service traffic would need careful consideration.

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