

Lyndsay Jeffery  
Southdowns, 7 Langmeads Close  
East Preston  
West Sussex  
BN163FF

**Your Ref:** OWPC13963  
**Our Ref:** R/64/17/PL 17-03-2017  
**Please ask for:**  
Mr D Easton

15th May 2017

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 13th May 2017 which has been recorded as '**an objection**' with the comments as follows:

*Southdowns,  
7 Langmeads Close,  
East Preston,  
BN16 3FF  
11/5/17*

*Dear Mr Easton,*

*Re. Application Ref: R/64/17/PL. Demolition of 1 dwelling and erection of 4 dwellings at St Marys Close, Hurst Road, Rustington.*

*I am writing to object the proposal for the above development for the following reasons.*

- 1) Erection of four houses in replacement of just one, is purely a money making exercise by the developer and the resulting houses and surrounding land is not in keeping with other properties in Hurst Road.*
- 2) Hurst Road is a private road. The increase traffic flow is likely to cause congestion and accidents are undoubtedly going to increase, due to the local elderly population using the road which is unpaved. It is already a congested area, with the recent developments on the Churchfields, Langmeads and now Bradbury sites.*
- 3) Parking is also a concern, as although provision has been made, the number of usable spaces is debatable. People do not tend to use their garages to park their cars in nowadays and so the result will be residents and visitors parking in the already congested adjoining roads.*
- 4) The local infrastructure has been put under incredible strain with the new developments and Churchfields, Langmeads and Bradbury sites. Four more large houses will add to this and it is debatable how much more it can take.*
- 5) The proposed houses did not fit in with the other houses on Hurst Road. They are all very similar in style (unlike each house being unique currently in Hurst Road) and the proportions are very different. They will stick out like a sore thumb and if permission is granted for their construction, it will set a precedent for other developments of a similar nature in Hurst Road.*
- 6) There has been almost constant construction works in the area since the development of the Churchfields site. This was followed by the Langmeads development, two properties on the corner of Station Road and now the Bradbury site is being redeveloped with the construction of 9 houses. Residents are fed up of the constant noise, dust, traffic*

*congestion and inconvenience this creates.*

*Recommendations:*

- 1) To rewrite plans for just two houses that are completely different in architectural style to replace the existing property*
- 2) Generous parking provision for each of the houses*
- 3) Reassurance that construction will cause minimal disruption and will be within the working hours 8-5pm Monday - Friday only.*

*Yours sincerely,*

*Dr Lyndsay Jeffery  
MBChB BSc (Hons) DCH*

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