

Sandra Edwards

From: Nicola Spencer on behalf of Planning
Sent: 15 May 2017 18:21
To: Planning.Responses; Planning Scanning
Subject: FW: David Easton - Objection to Planning Application: R/64/17/PL
Attachments: Hurst Road Planning App Objection.pdf

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From:
Sue
Froggitt

Sent: 15 May 2017 13:54
To: Planning
Subject: FAO: David Easton - Objection to Planning Application: R/64/17/PL

Dear Mr Easton,

I am sending you an electronic version of the objection to the following planning application that I hand delivered late on Friday evening in the letter box at Arun Civic Centre:

Objection to Planning Application: R/64/17/PL Location: St Mary's Close, Hurst Road, Rustington, BN16 3AP

It is From Ann, Charles & Susan Froggitt.

I hope it will be easier to load onto the planning website.

Yours Sincerely

Susan Froggitt

Date: 12th May

Mr David Easton,
Head of Planning Services,
Planning Department, Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, BN17 5LF

Dear Mr Easton,

Re: Objection to Planning Application: R/64/17/PL

Location: St Mary's Close, Hurst Road, Rustington, BN16 3AP

We have lived at The Cedars, Hurst Road for nearly thirty years and we are writing to you to raise a strong objection to the above planning application made by MJH homes. We believe that the proposed development will have a detrimental effect on the character and attractive appearance of Hurst Road, which is made up of 17 individual properties. This proposal contravenes both the Local Plan – D SP1 Design and the Rustington Neighbourhood Plan Policy 2 Housing Design.

- 1) **Density** - Our first objection relates to the proposed layout and density of building on the site. Currently there is one large house and what has always been considered a suitable space for an additional building. MJH propose to squeeze a row of four 4 bedroom detached homes plus garages onto the plot with a very narrow space between them (see MJH Sketch Site Layout Drawing). This is clear overcrowding of the site and it is completely out of character in terms of its appearance compared with the existing properties in Hurst Road, (see Local Precedent Plan images of properties in the close vicinity.) This proposal does not respect the scale and proportions of the surrounding properties which are all built on substantial plots with wide frontages. It clearly has not taken into consideration many directives in the Local Plan – D SP1 Design eg *"The density of proposals should be sympathetic to the site and its surroundings"*
- 2) **Building Line** – We also object to the proposed construction of two double garages at the front of the site. These are completely out of context when compared to all the other buildings which lay back substantially from the road. These garages do not take into account the building line of Hurst Road. This has been strictly adhered to in the construction of every other property, thus creating the open aspect of the road. We believe this will set a precedent that could be repeated by other developers in the future. Also the side of the easterly double garage faces

the road, which is an ugly wall (See MJH drawing Garage/Carport elevations and floor plans - side elevation). It is totally inappropriate.

- 3) **Design & visual impact** – The proposals are for two slightly different designs and the developer has attempted to make them look different by using various cladding materials. However our objection is that as seen from the elevation plans this is just superficial, they still look very similar (MJH Street Scene Drawing). They do not fit with the individual properties in Hurst Road and the proposed development will spoil its appearance and character. In fact the proposed scheme contravenes the Local Plan - D SP1 Design as it does *not* “*Respect, improve and enhance the existing surrounding environment*”.
- 4) **Parking** – We believe that the proposals do not provide sufficient parking spaces for residents and visitors. Although it is stated that the car parking provided is based on Arun District Council's parking guidelines, it is likely that properties of this size will have at least three cars as exemplified by most of the properties in Hurst Road. The small close for three of the houses appears very narrow (see Site Layout Drawing) and will not allow space for additional parking. Hurst Road is also used for pedestrian and vehicular access to Oakhurst Gardens and needs to be kept clear to maintain safety and easy access. The Hurst Road Association does not allow parking in the road which would mean that any overflow parking would have to be on Station Road. There is already a problem with parking on Station Road caused by the recent developments at Churchfields, Langmeads and the construction on the old Bradbury Hotel site. It is already dangerous pulling out of Hurst Road due to this.

In conclusion we strongly object to this proposal. We believe that it is an over-development of the site and will detrimentally alter the fabric of Hurst Road. It amounts to serious ‘cramming’ in what is a low - density area. Please will you take our objections into account when deciding this application. We ask that you reject it and ask MJH to submit new plans that are more appropriate, lower density and are sympathetic to the appearance of Hurst Road. Thank you.

Yours Sincerely

Ann, Charles & Susan Froggitt