



Rustington Parish Council

Council Offices, 34 Woodlands Avenue, Rustington, West Sussex BN16 3HB



Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our ref: CW/CH/PLAN/17
Date: 27 June 2017

Dear Sir

R/64/17/PL - Demolition of 1 No. dwelling and erection of 4 No. dwellings. This application affects the character and appearance of the Station Road, East Preston Conservation Area - St Mary's Close, Hurst Road, Rustington

My Council has considered this re-advertised application, which related to a change in design and house designs and layout, and wishes to object to it on the following grounds:-

- (i) This type of back-land/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area
- (ii) The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and, in consequence, the proposal would represent an over-development of the site
- (iii) The proposal is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) and the Rustington Village Design Statement (Character Area 5)
- (iv) The proposed new dwellings would be out of keeping with the individual and unique character of the established buildings in Hurst Road, and would most certainly have an adverse effect on the street scene
- (v) The erection of 4 No. dwellings on this site would constitute an undesirable intensification of residential development, at a density which would be completely out of keeping and incompatible with the existing development in the immediate locality

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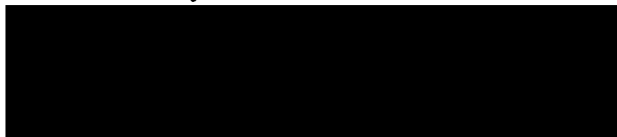
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- (vi) The erection of a further 4 properties in this area, would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency
- (vii) The proposal would give rise to an increased movement of vehicles on to and off the highway at this point, which would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree
- (viii) The proposed development, taking account of the Hurst Road Association's Policy in respect of on-road parking, would result in standing vehicles in the already congested Station Road, which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point.

Yours faithfully



Mrs Carole Ward
Clerk of the Council