

Mr G R Kimber
L'Abri, Hurst Road
East Preston
East Preston
Outside US and Canada
BN16 3AP

Your Ref: OWPC14486
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

4th July 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 3rd July 2017 which has been recorded as '**an objection**' with the comments as follows:

*L'Abri
Hurst Road
East Preston
West Sussex BN16 3AP
Telephone: 01903 770118
Mobile: 07525 377105
Email: gavin.kimber@sky.com*

*3rd July 2017
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF*

*Reference R/64/17/PL
Proposal Demolition of 1 No. dwelling & erection of 4 No. dwellings.
This application affects the character & appearance of the Station Road, East Preston Conservation Area.
Location St. Marys Close, Hurst Road, Rustington BN16 3AP*

Dear Sirs

We wish to register our objection to the above proposed development of St Mary's Close.

We moved to L'Abri in 2009 having chosen the property for its open aspect and the uncrowded nature of Hurst Road. We have enjoyed the distance between our property and St Mary's Close, benefitting from the fact that we do not feel 'overlooked' by our neighbour.

The initial plans that were shown to us by MJH Homes put the unit nearest to us within 6 feet of our boundary. We raised an objection with Mr Hartnett and a subsequent alteration was made increasing the proximity to 18 feet which was more acceptable.

We also raised an objection to the number of properties proposed for the site and requested that three units would be far more acceptable and in keeping with other plots on the road.

We have followed the submissions and now feel that we must object to the latest proposal seeing that not only has the 'Birch' unit been substantially pulled back but there is also the addition of a garage to the rear of the property. We feel that this will greatly impact the amount of light we receive from the West and differs greatly from the original submission where the unit was substantially nearer the road.

Other than the proximity to our property we object to the overcrowding of the plot. Hurst Road is not a high density residential street; the properties benefit from generous plots befitting the nature of the road. The proposed development will look totally out of keeping with its neighbours and with the additional parking requirements of between 8 and 16 vehicles, will cause unnecessary congestion on Hurst Road.

Properties on the road are distinctly individual, but the proposed plans make no allowance for this; two styles of houses with differing cladding do not make for individuality.

There is also the matter of utilities and the allowance for the disposal of waste using the existing drainage system within Hurst Road. We have suffered from blockages in the main sewerage on several occasions and, with the addition of 4 properties this can only exacerbate the situation.

We hope that you will take our objection into consideration and look forward to a favourable outcome.

Yours faithfully

Gavin Kimber and Callie Dees

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