

Neil Matthews
Saxons
Hurst Road
East Preston
Littlehampton
BN16 3AP

Your Ref: OWPC14525
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

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

The proposed development is fundamentally out of keeping with the rest of Hurst Road. The frontages opposite St Marys Close represent three plots on this well-proportioned road. The proposal to sub-divide this into 4 frontages would set a very dangerous precedent for the remainder of Hurst Road and for similar roads within the Parish. The average frontage in the road is 19.90m. The average frontage of the proposed development is 12.35m; a clear over-development. In addition, the condensed development of similar properties interrupts the existing streetscape and varied roofline. The housing design within Hurst Road is, to a very large degree, unique and varied. Bungalows on single frontages mix with grand houses on double frontages. The proposed development features two designs with some orientation changes and cosmetic differences. This is out of keeping with the rest of the road. The proposed development is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design). All properties within Hurst Road have individual driveways. The proposed development introduces shared driveways which can impede access for individual dwellings in the development and generate overspill parking. The Hurst Road Association have a strict off-road parking policy, so parking issues in the proposed development would mean further parking of vehicles on Station Road. This is already congested and dangerous and should at some point be considered for parking restrictions. There being no viable alternative, this is another indicator that the proposed development is an over-development given the constraints of the existing infrastructure.

The revised proposal addresses the previous objection to the garage blocks being in front of the existing building line. In addressing this, the proposed development has become even more dense emphasizing the over-development of the plot. Relocating the garage block to the rear of plot 1 is also completely out of character with the rest of the road and further reduces the space to the southern boundary with St Mary's Thatch and Thatched Barn. It also sits between Plot 1 and L'Abri, reducing the space between the 2 houses and further increasing the dense appearance of the development. The shared driveway for plots 1 to 3 still has an extremely awkward layout where vehicle movements will be challenging at the best of times. This will inevitably result in overspill parking onto Hurst Road; a road with no footpaths which is regularly used by the residents of Oakhurst Gardens sheltered housing and Rustington Hall Nursing and Residential Care Home. Parking on Hurst Road is contrary to the HRA road policy on safety and other grounds.

In terms of Rustington Character Areas, Hurst Road is included in Character Area 7. A more granular examination of the road and its immediate surroundings would place it in Character Area 5. Allowing overdevelopment in Hurst Road could be used by developers to justify subdivision and overdevelopment in these areas.

The Drawing Title 'SKETCH PROPOSAL SITE LAYOUT' submitted by the developer with the plans truncates the plots of the dwellings on the North Side of Hurst Road, more than halving the real size of these plots. This has the inaccurate and misleading impression of making the proposed development in keeping. The proposed development represents a back-land/in-fill development that, if approved, would set a dangerous precedent in the area.

The development simply doesn't work with 4 plots. The initial and amended proposals are both compromised in character and appearance in order to maximise the number and size of the plots.

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