

Pat Marsh
5 The Cedars
East Preston
Littlehampton
West Sussex
BN16 3AP

Your Ref: OWPC14532
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

11th 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:

Objections to the amended plans are as follows:

- 1) Four houses compressed onto the St Mary's plot means great impact on the neighbours each side of the development; being too close together, as well as not being in keeping whatsoever with all the other properties in the road.*
- 2) The new house designs do not maintain character or distinctiveness and will cause problems with access onto Hurst Road due to the excess number of properties anticipated*
- 3) The proposed cladding, which will deteriorate in time, will have a detrimental effect on the houses each side of the new development, and the road in general.*
- 4) In the amended plan the 2 garage blocks have been moved behind the building line, which deals with one of my original objections. However, the house on plot 4 is now of a different design and includes an integral garage. This makes the house wider and 2 of the other houses have been shunted along to make room for it. This make the gaps between the houses smaller and it makes the whole site look even more overcrowded than it was before.*
- 5) If parking was to overflow onto Hurst Road it would be a grave hazard to the emergency services and the elderly, who live on the estate at the end of the road (Oakhurst Gardens), because of narrowing of access and no pavements. And from the amended plan the number of parking spaces has reduced by 2 which make this more likely. Lastly, with no street lights and incorrectly parked cars, which I have experienced in the winter, this could cause a nasty accident.*
- 6) Road parking will cause the road surface to deteriorate more rapidly and, as the present residents fund this and not the Council, perhaps this will be taken into consideration.*
- 7) Ideally two houses instead of four would enhance the road and not be so distressing for the current occupants but maybe the developer could be persuaded to put in just three properties on the land?*

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