

Howard Chipperfield
Daymer
Hurst Road
East Preston
West Sussex
BN163AP

Your Ref: OWPC14553
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

12th 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 11th July 2017 which has been recorded as '**an objection**' with the comments as follows:

I am objecting to the development on the 6 issues, listed below:

1. Density - The Number of Houses on the plot?

I note that the Developer has amended his plans to ensure the garage blocks are behind the building line. However this doesn't change my main objection of overcrowding and density of housing of the new development when compared with the rest of the road.

Relocating the garage block to the rear of plot 1 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. There is also over/shadowing and sunlight loss to L'Abri as a result of the rear location of this block. There are no elevations provided on the amended application for this garage block.

The proposal for 4 houses on the St Mary's plot will be nearly double the density of other dwellings in the road. I feel in the strongest terms that this new development does not meet the requirements of:

- a) Local Plan D SP1 Design (13.2.15 The density of proposals should be sympathetic to the site and its surroundings)*
- b) Local Plan D DM 1 Aspects of Design, ...the development takes into account the density of the site and its surroundings....*
- c) Rustington Neighbourhood Plan Policy 2 - Housing Design which states "Developments will be supported, provided they reflect the architectural and historic character and scale of the surrounding buildings....."*

2. Street Scene and Character.

The proposed development will create a dense mini estate in a road that currently has the characteristic of a spacious road with individual style houses. The increase in size of the house on plot 4 (to accommodate an integral garage) and the relocation of Plot 1 garage, has actually made the development even more dense and look even more out of character, then the original application. The average spacing between plots further has been further reduced and completely changes the existing Street Scene.

As a result, the amended application is even less sympathetic to the Road and its surroundings and is not in keeping with the character and appearance of the rest of Hurst Road.

I believe also that the application does not meet the requirements of Arun District Plan 2003 Policy GEN 7 iv) as the new the development will have "an unacceptable adverse impact on adjoining occupiers, land, uses or property....."

3. Vehicle Parking in St Mary's Close/Hurst Road parking

Parking demand for the St Mary's site calculates at 11 places. The new plan allows for 13 (was 15 on old plan). Given that only 7 of the 13 spaces offer unfettered access to Hurst Road (the rest are all stacked behind other places) will inevitably result in overspill parking onto Hurst Road. Parking on Hurst Road is contrary to the HRA road policy (no parking on the Road at any time) on safety and other grounds.

The Road has no footpath only a grass verge and is regularly used (on foot and by car) by the residents of Oakhurst Gardens sheltered housing and Rustington Hall Nursing and Residential Care Home.

4. Demolition Plan and Construction Plan

Developer should submit a demolition plan to show how dust, noise, smoke will be minimised and how materials will be removed.

5. Damage to Existing Road and Verges

We need a commitment from the developer that the road will be resurfaced and all damage to the road and grass verges will be repaired or replaced by the developer in a timely manner, at his cost and to the satisfaction of the Hurst Road association.

6. Right of Appeal

To conclude I hope that when the council comes to determine this application you will bear in mind that the applicants have a right of appeal against a refusal of permission whereas the existing residents do not have the same privilege.

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