

David & Maggie Cross
Hedge End
Hurst Road
East Preston
West Sussex
BN16 3AP

Your Ref: OWPC14554
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:

We refer to the amended plans for application to R/64/17/PL.

In our view these amendments do not overcome the objections in our earlier letter of 15th May for the following reasons: -

I. By reducing the number of available parking spaces from 15 in the earlier plans to 13 in the revised plans it strengthens our reason for objecting as listed in "3. Parking and traffic movements" of our earlier letter. The WSCC parking demand calculator indicates that a minimum of 11 spaces are required. However, the Chartered Institution of Highways and Transportation paper entitled "Guidance note; Residential parking" says: "Tandem parking spaces are often under-utilised by households with two or more cars in regular use" and "Similarly, garages are often used for storage rather than parking- Where garages are to be provided, additional curtilage and/or on-street parking is likely to be required". As has been pointed out on-street parking is not an option in Hurst Road for reasons of safety where there are no pavements and elderly, and frequently infirm, residents from Oakhurst Gardens must walk on the roadway.

II. The revised plans make no difference to the density of the development which still represents an 82% increase compared to current development levels and is in conflict with Local Plan D SP1, Rustington Neighbourhood Plan (Policy 2: Housing Design) and Rustington Village Design Statement (Character Area 5). The proposal would therefore represent an overdevelopment of the site.

III. Hurst Road currently comprises houses all of which are of a very different design and which gives a unique character to the road. These proposed houses are of uniform size and design and would certainly have an adverse effect on the street scene in contravention of the Local Plan D DM1 Aspects of Design and would be out of keeping and incompatible with the rest of Hurst Road.

For the above reasons, we therefore would like to register our objection to Planning Application R64/17/PL and would urge the Council to reject this application

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