

Philip Powell
Bankers, Hurst Road
East Preston
Littlehampton
BN16 3AP

Your Ref: OWPC14545
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:

The revisions to original plans have been viewed, but these in no way lead us to change original objections, which are:

1. Overcrowding is a major issue. The density of the plot is almost double the average for rest of road. (Proposed plot 17.38 houses per hectare. Current road average 10.49). Also, the width of proposed properties is over 6m narrower than road average. (Proposed plot 12.35m against 19.9m).

Overall effect is akin to a 'terrace' crammed into the available plot. Does this plan design align with Local Plan regulations? (See below).

2. The proposed properties are quite out of character with the rest of Hurst Road. Attempts to make the 4 houses 'unique' by cladding variations, etc do not mask the issue. It would still be clear that the whole nature/integrity of the road would be compromised. Policy 2 - Housing Design, in the Rustington Neighbourhood Plan (2014-2029) clearly states, inter alia, that 'development should not detract from the character and amenity of the nearby area.'

3. Parking provision is also a concern. No doubt the numbers of spaces allowed for per property will meet regulations, but the design of access to the properties, with 3 of the 4 houses having a common entrance, means in reality there is quite likely to be insufficient space for all residents and visitors. Access to and egress from the shared driveway would be problematic.

It is also assumed by the developer that garages will be used to house vehicles a fact not supported locally or by national statistics. Hurst Road Association has the support of all residents in not parking in the road.

4. PRECEDENT: If this proposed development was allowed to proceed it would set a dangerous precedent for the Road. Should other properties become available' the entire nature of Hurst Road would be lost forever if another similar development was built.

5. It may be semantics but it is worth making you aware that in meetings with the developer a suggestion was put forward that residents may well support a more sensible development involving a maximum of 3 houses. This was rejected out of hand. Figures obtained from a reliable and qualified source show that a substantial profit could be gained from a 3 house development.

NB: Further to Item 3 above the revised plan only allows for 13 car park spaces (was 15) compared to a site requirement of 11. Sounds OK but given that only 7 of the allocated spaces have unfettered access, overspill onto Hurst Road is virtually guaranteed. Further, recent stats issued by Chartered Institute of Highways and Transportation highlight underuse of tandem parking spaces and of garage spaces.

Clearly, maximising profit is the sole consideration for this developer.

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