

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 July 2017 09:20
To: Planning Scanning
Subject: FW: Objection to: R/64/17/PL (Amended proposal)

From: Carolyn Nysingh **On Behalf Of** Planning
Sent: 11 July 2017 11:58
To: Planning.Responses
Subject: FW: Objection to: R/64/17/PL (Amended proposal)

Carolyn Nysingh | PA to Karl Roberts, Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 11 July 2017 10:19
To: David Easton
Cc: Planning
Subject: Objection to: R/64/17/PL (Amended proposal)

Ref: Objection to: R/64/17/PL (Amended proposal)
St Mary's Close, Hurst Road, Rustington, BN16 3AP

Dear Mr Easton

Having considered the amended proposals for the St Mary's Close development from MJH Homes we do not feel our objections have been addressed. We are fortunate to live on a road with individually designed homes on generous plots which are part and parcel of the character of Hurst Road and one of the main reasons we choose to live here. The prospect of a mini housing estate being crammed into the now vacant St Mary's Close plot is certainly not in keeping with that distinctive character. We would like to strongly object to this proposed development on the basis that it is overcrowded and not in keeping with the character of the road.

The updated design for Plot 4 to include an integral garage has made the proposed development feel even more overcrowded than the original proposals. Trying to shoe-horn 4 properties into such a small space also necessitates the placement of a free standing garage block at the rear of one of the properties which will negatively impact on neighbouring L'Abri and St Mary's Thatch. The development still appears to consist of two different house designs mirrored which would certainly detract from the other distinctly designed houses of the road regardless of the different renderings and finishes which could be applied to them. These proposals would surely contravene Policy 2 of the Rustington Neighbourhood Plan relating to Housing Design and also GEN 7 of the Local Plan relating to The Form of New Development. The local Plan GEN7 requires a development "demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness". Policy 2 of the Neighbourhood Plan states "Development should not detract from the character and amenity of the nearby area".

The amended proposal also highlights our concerns about the parking situation given the road currently has no footpath and is the main access through to the sheltered housing properties in Oakhurst Gardens. Hurst Road is regularly used by emergency services for access to Oakhurst Gardens and for this reason Hurst Road Association has a strict No Parking Policy agreed upon by all residents. There has been a reduction of allocated spaces from 15 to 13 and, due to the arrangement of parking spaces, only 7 of these have direct access on to Hurst Road. Whilst we understand the proposals meet the requirements for local guidelines it would seem the developer's view of projected on-street parking is unrealistic. Policy 2 of the Rustington Neighbourhood Plan relating to Housing Design clearly states "On road and off road parking provision on developments should meet local guidelines, and applications where it can be shown exceed these criteria are encouraged" and "Road widths must demonstrate they are adequate for safe access by service and emergency vehicles at all times having regard to existing or projected on street car parking". Very few of the Hurst Road residents use their garages for parking. The recent developments of Langmeads and Churchfields on Station Road have clearly demonstrated that parking will inevitably spill out onto the road in cases of higher density developments such as this proposal.

Finally, we are concerned about the precedent this may set for the road. We are fortunate enough to have generous plots in Hurst Road and the profitability of a development of this size would make those plots extremely attractive to developers. This can be seen in Station Road over the past few years where just 3 housing plots have already been replaced by two small housing estates and another similar development is taking place on the old Bradbury Hotel site.

We hope that you will take our objections into consideration as residents of Hurst Road. This is our only opportunity to make our objections known and it seems very unfair that, should permission be granted, there is no process of appeal for us against a development which will have such a profound effect on our road.

Yours sincerely

Paul & Kate Howie
Green Leys, Hurst Road