

Alan and Ann Craven
Brambles
Hurst Road
East Preston
BN163AP

Your Ref: OWPC14575
Our Ref: R/64/17/PL 17-03-2017
Please ask for:
Mr D Easton

13th 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 12th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Having looked at the modified plans we see that MJH have not addressed the fundamental problem of density. He is still trying to build four houses in a space that we consider should be for a maximum of three properties. The houses are still not individual enough and moving the garages to the rear of the properties does not solve the parking problems. In fact the new garage location will have a greater visual impact on the adjoining properties and create a larger parking problem due to serial parking. We believe that our existing objection is still valid and we have attached this to our current objection.

We object to the planning application on the grounds of housing density, individuality, significant detriment to the character of Hurst Road and parking congestion. Density - The density of the proposed development is around 17.4 houses per hectare whilst the existing density in the road is 10.5 houses per hectare. This represents a significant increase in housing density and conflicts with the requirements of the Rustington Plan to ensure that new developments reflect the local character and D DM1 HRA Ref 51 which states that proposals should take into account the density of the site and its surroundings.

The plot is opposite three properties and a development of three properties would match in terms of plot width. It would still represent an increase in density (13 houses per hectare) but would be much more in keeping with other plots in the road. It would also allow for each plot to have its own entrance which would ease congestion and allow for larger driveways for parking (see below).

This was suggested to MJH but he rejected the idea. I believe that a proposal for three individually designed properties would gain the support of the majority of residents in Hurst Road.

Street Character and Scene - The houses in the road are all unique as shown in Local Precedent Plan 151 1 17 LP-02. The proposed houses are not sufficiently unique, and changing the outer wall coverings does not produce individual properties. The proposed development would create a tight cluster of similar properties which is significantly out of character with the rest of the road. The plans should be for houses of individual design to ensure that the unique character of the road is maintained.

The proposed development will result in three of the houses having to use both shared entrance and guest parking. No other house in Hurst Road has shared entrances. The proposal creates a shared area of verge and trees, due to this shared entrance. The maintenance of this area is not defined. All other properties in Hurst Road are responsible for the upkeep of the verges in front of their individual properties.

Parking - The parking arrangements are inadequate. Hurst road does not have pavements

and the elderly residents of the Rustington Housing Association sheltered accommodation are forced to walk along the side of the road. Walking on the grass verge is not safe for some elderly residents. Hurst road residents do not park on the road, to ensure the safety of these elderly residents and also to allow free access for ambulances and fire vehicles as the existing road is not particularly wide and we have in the past experienced problems with ambulances being unable to reach the sheltered housing. The existing plots have significant driveways providing sufficient parking for at least 3 vehicles, but the proposed development has limited parking and either the new homeowners or their visitors will be forced to park on the road which would create a safety issue.

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