

10<sup>th</sup> July 2017

Mr David Easton,  
Head of Planning Services,  
Planning Department, Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton, BN17 5LF



Dear Mr Easton,

Re: Objection to Amended Planning Application: R/64/17/PL

Location: St Mary's Close, Hurst Road, Rustington, BN16 3AP

We are responding to the amended plans for this development by MJH Homes. In our view this new proposal changes very little & most of our original comments in our letter dated 12<sup>th</sup> May remain valid.

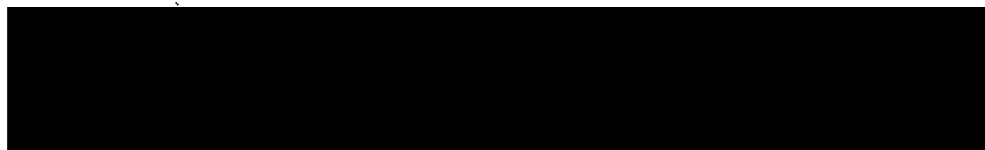
We have lived at The Cedars, Hurst Road for nearly thirty years and we are writing to you to raise a strong objection to the above planning application made by MJH homes. We believe that the proposed development will have a detrimental effect on the character and attractive appearance of Hurst Road, which is made up of 17 individual properties. This proposal contravenes both the Local Plan – D SP1 Design and the Rustington Neighbourhood Plan Policy 2 Housing Design.

- 1) **Density** - Our first objection relates to the proposed layout and density of building on the site. Currently there is one large house and what has always been considered a suitable space for an additional building. MJH propose to squeeze a row of four 4 bedroom detached homes plus garages onto the plot with a very narrow space between them (see MJH Substitute Sketch proposal Site Layout Drawing). The amended plans now look as if the four houses are squeezed together even more tightly and the new garage location on Plot 1 is particularly close to L'Abri – one of the neighbouring houses on Hurst Road. This is clear overcrowding of the site and it is completely out of character in terms of its appearance compared with the existing properties in Hurst Road, (see Local Precedent Plan images of properties in the close vicinity) This proposal does not respect the scale and proportions of the surrounding properties which are all built on substantial plots with wide frontages. It clearly has not taken into consideration many directives in the Local Plan – D SP1 Design eg "*The density of proposals should be sympathetic to the site and its surroundings*"

- 2) **Building Line** – We agree that MJH's amendment has taken into account our issues with the two double garages which were proposed to be built at the front of the plot. This now ensures that the proposed construction adheres to the main building line of the other properties on this side of Hurst Road. However the plot now appears even more crowded.
- 3) **Design & visual impact** – The proposals are for two slightly different designs and the developer has attempted to make them look different by using various cladding materials. Further detail has been provided in the amendment, however our objection remains - that as seen from the elevation plans this is just superficial, they still look very similar (MJH Substitute Street Scene Drawing). They do not fit with the individual properties in Hurst Road and the proposed development will spoil its appearance and character. In fact the proposed scheme contravenes the Local Plan - D SP1 Design as it does *not* "Respect, improve and enhance the existing surrounding environment".
- 4) **Parking** – We believe that the proposals still do not provide sufficient parking spaces for residents and visitors. Although it is stated that the car parking provided is based on Arun District Council's parking guidelines, it is likely that properties of this size will have at least three cars as exemplified by most of the properties in Hurst Road. The small close for three of the houses appears very narrow (see Substitute Site Layout Drawing) and will not allow much space for additional parking. Hurst Road is also used for pedestrian and vehicular access to Oakhurst Gardens and needs to be kept clear to maintain safety and easy access. The Hurst Road Association does not allow parking in the road which would mean that any overflow parking would have to be on Station Road. There is already a problem with parking on Station Road caused by the recent developments at Churchfields, Langmeads and the construction on the old Bradbury Hotel site. It is already dangerous pulling out of Hurst Road due to this.

In conclusion we strongly object to this proposal. We believe that it is an over-development of the site and will detrimentally alter the fabric of Hurst Road. It amounts to serious 'cramming' in what is a low-density area. Please will you take our objections into account when deciding this application. We ask that you reject it. MJH's amended plans are completely inappropriate and only tackle one of our main issues – the location of the garages - and does not address the need for lower density buildings that are sympathetic to the appearance of Hurst Road. Thank you.

Yours Sincerely



Ann, Charles & Susan Froggitt