

Mr and Mrs Morris
1 Grafton Close
Rustington
West Sussex
BN16 3QY

Your Ref: OWPC22212
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

16th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden.

6 Manor Road Rustington

Thank you for your internet representation made on 15th April 2019 which has been recorded as '**an objection**' with the comments as follows:

The proposed location should be sympathetically in keeping with the existing buildings already surrounding this plot within the immediately location, i.e. existing bungalows. I feel that to call the proposed development a chalet bungalow with a ridge height of 6.2 m is pushing the description, this is more likely to be called a house and will have a social impact on my family's outlook looking towards these proposed properties. One large bungalow located centrally in the proposed location would be more appropriate and in keeping in line and appearance with the properties currently surrounding this plot. I would like to keep my privacy into the garden of my bungalow which unfortunately this proposed development would not provide.

My other concerns and in some cases, objections are that the ridge height will be nearly 2m higher than the existing bungalows at numbers 2,3 and 4 Grafton Close, as this proposed development will be line with the other properties, this again is not sympathetic to the existing area. I am also concerned where the new parking spaces are being proposed as this immediately backs onto my garden and I am concerned that the fumes from the vehicles will affect my family's quality of life and safety if these vehicles were to inadvertently come into my garden. Other areas to consider is the impact of the construction work within such a small and narrow road.

My other concerns are as follows:

- *Did not receive any notification regarding the proposed development*
- *There are at least 7 trees in this plot where the application is saying none, is there a preservation order as i believe there was also a covenant for the existing property*
- *There are discrepancies with the ridge height, statement is saying 6.2m and the elevation plans are saying 6.62m, either way it is still too high to fit in with the existing properties*
- *Roof plan shows barn hips, but elevation is showing full gable ends*
- *Concerned with car emissions entering my back garden and property*
- *Proposed development requires a thorough review*

Consideration does need to be given to those living within the vicinity and current outlook and keeping any future development in context with what is there already.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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