

Mark Hill
2 Grafton Close
Rustington

Your Ref: OWPC22311
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

24th 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 23rd April 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardner

Reference: R/72/19/PL.

We wish to raise an objection to the current scheme and give our concerns below.

We live at No. 2 Grafton Close and we are the closest property to the proposed development.

There are some discrepancies with the drawings and design statement listed below.

- 1. The design statement shows a ridge height of 6.2m but the elevation drawing shows a height of 6.62m a difference of 0.42m.*
- 2. The site drawing roof plan shows barn hips at opposite ends of each property, however the elevation drawing shows full height gable ends and no hips.*
- 3. The proposed site plan shows a dimension of 1.92m between our property and the nearest chalet bungalow and a figure of 0.9m to the boundary, which leaves a figure of 1.02m from our property to the boundary. The actual dimension from our property to the centre line of the boundary is 0.87m approx. Is the figure of 1.92m between properties correct.*
- 4. On the first floor plan in Bedroom 2 a side window is shown, however the elevations fail to show a window.*

We hope the drawings and design statement will be amended accordingly to show the correct proposals intended for residents to view and comment on.

Whilst we are not against development on the site, we do have concerns with the present scheme and do not feel it is in keeping with or sympathetic to the existing bungalows of Grafton Close.

We are concerned by the height of the new chalet bungalows and with no street scene or elevation showing the relationship between the proposed chalet bungalows and the

existing bungalows it is not being made clear visually how the development will actually look and fit into its surroundings.

The ridge height of our bungalow is 4.95m, our eaves height is 2.21m. the front to back measurement of the bungalow with pitched roof above is 7.98m and it has a roof pitch of 30 degrees.

I have attached in my email to you two A4 1/50 scale drawings showing a part front elevation and side elevation showing how our existing bungalow and the new chalet bungalow will likely look next to each other as at present the ridge height of the proposed chalet bungalows will be approx. 1.67m higher than the ridge height of our bungalow.

Even the lower front projection of the proposed chalet bungalows, which has a ridge height of 5.11m is higher than the existing bungalows.

You can see from my drawings the impact the new chalet bungalows will have against our bungalow being the closest one.

We trust the drawings will be uploaded with our comments.

We have concerns with the close positioning of the proposals to our bungalow and being overlooked. Provision of obscure glass to the two small windows closest to us, which we believe are bathrooms, would be welcomed. The front of the new chalet bungalows will sit forward from the front of the main build line of the bungalows 2, 3 and 4 by just over 3.0m which we feel is excessive.

We are concerned how vehicle access along Manor Road will be retained at all times for residents as the road is very narrow and with a lack of sufficient space for large construction traffic to turn and reverse. We would expect residents parking and drives to be kept unobstructed at all times.

Yours sincerely

Mr M Hill

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