

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 April 2019 08:50
To: Planning Scanning
Subject: FW: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington
Attachments: Side Elevation_A4_scale 1_50.pdf; Front Elevation_A4_scale 1_50.pdf

From: Anita Gardner
Sent: 24 April 2019 17:36
To: Planning.Responses
Subject: FW: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Mark [REDACTED]
Sent: 23 April 2019 12:21
To: Anita Gardner
Subject: FW: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

Dear Mrs Gardner

Further to my email to you last week with my objection below along with 2no. a4 pdf drawing attachments I see this has not yet been put up on the website, yet my neighbour who made her objection 3 days after me has hers on the website today.

Can you please let me know when my letter and drawings will be uploaded for viewing?

Yours faithfully

Mark Hill

From: Mark [REDACTED]
Sent: 17 April 2019 09:10
To: Anita.Gardner [REDACTED]
Subject: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

Dear Mrs Gardner

Planning Application No. R/72/19/PL.

Further to our telephone conversation on Monday, 15th April, 2019, in connection with the above application for the two proposed detached chalet bungalows in addition to the existing detached bungalow on the site, we wish to raise an objection to the current scheme and give our concerns regarding the size, heights and positioning of the proposed chalet bungalows.

We live at No. 2 Grafton Close and our property is adjacent to the garden of No.6 Manor Road and we will be the closest property to the proposed development.

There are some discrepancies with the application drawings and design statement, which we brought to your attention yesterday and are listed below.

1. The Ridge Height - the design statement states the ridge height will be 6.2m but the elevation drawing show a height of 6.62m and the elevations appear to scale the larger height, a difference of 0.42m.

We would like clarification which is the correct height to be taken.

2. The roof plan on the site drawing does not show the front and back dormers but more importantly shows barn hips at opposite ends of each chalet bungalow, however the elevation drawing shows full height gable ends and no barn hips.

We would like clarification which appearance is correct.

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 between the boundary and the new dwelling, 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., meaning the distance between our property and the nearest chalet bungalow could at a later date become closer as the two boundary figures of (0.90m and 0.87m) give a reduced figure of 1.77m.

We would like clarification that the figure of 1.92m is the correct measurement to be taken between the buildings and the measurement from the new chalet bungalow to the boundary increased accordingly.

4. On the first floor plan in Bedroom 2 a side window is show, which will overlook our property and Grafton Close, however the elevations fail to show this window.

We would like clarification if this window is proposed or not.

We trust the drawings and/or design statement will be amended accordingly to show the correct proposals intended for us and other neighbours to see and comment on?

The application forms state that there are no trees on the site but there are numerous trees of different size and species, mainly where the building plots are proposed, along with a very high hedge screening to the full width of the back boundary of the site.

Whilst we are not against development taking place on the site of No.6 as the site has the space for this, we do have concerns with the present scheme and do not feel it is in keeping with the existing bungalows that are in a line adjacent to the plot and do not feel the design of the proposed chalet bungalows is sympathetic in height, scale and positioning to the existing bungalows of Grafton Close. We also feel more consideration needs to be given to the current residents in respect of design.

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

As discussed, I have attached two A4 1/50 scale drawings for you to see, 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. Whilst the proposed dormers are estimated the overall heights and width and length of the new chalet bungalows are the dimensions given on the application drawings.

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

You will see from the attached drawings the impact the new chalet bungalows will have against our property.

We trust the drawings will be included with our email as comments on the application.

If you want to pass on our property dimensions I have given you to the applicant then please do as I understand you plan to ask them for a similar drawing showing the relationship between the proposed chalet bungalows and the existing bungalows and this will assist them.

We have concerns with the close positioning of the proposed chalet bungalows to our bungalow and also the privacy and overlooking. Whilst we accept we are overlooked by some of the properties behind us that do not have the tree/high hedge screening, we would now be overlooked from the side as well. 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 our bungalow and adjoining bungalows by just over 3.0m which we feel is excessive.

We have concerns regarding construction traffic to and from the site. With the Primary School being very close on the adjoining Old Manor Road, both Manor Road and Grafton Close are used by parents between the hours of 8.30am and 9.15am for school drop off and again at 2.45pm until 3.30pm for school pick up and with any construction traffic to and from the site during those periods the safety of the children is a concern.

We are also concerned how the vehicle access along Manor Road will be retained at all times for residents as the road is very narrow with residents parking along one side of the road and with a lack of sufficient space for large construction traffic to turn and reverse. In the past roads have blocked for lengthy periods by building material delivery lorries along with residents drives and vehicles being blocked by workmen parking inconsiderately. We would expect on site provision to be made for construction workers and not have the roads and residents parking taken up by workers vehicles.

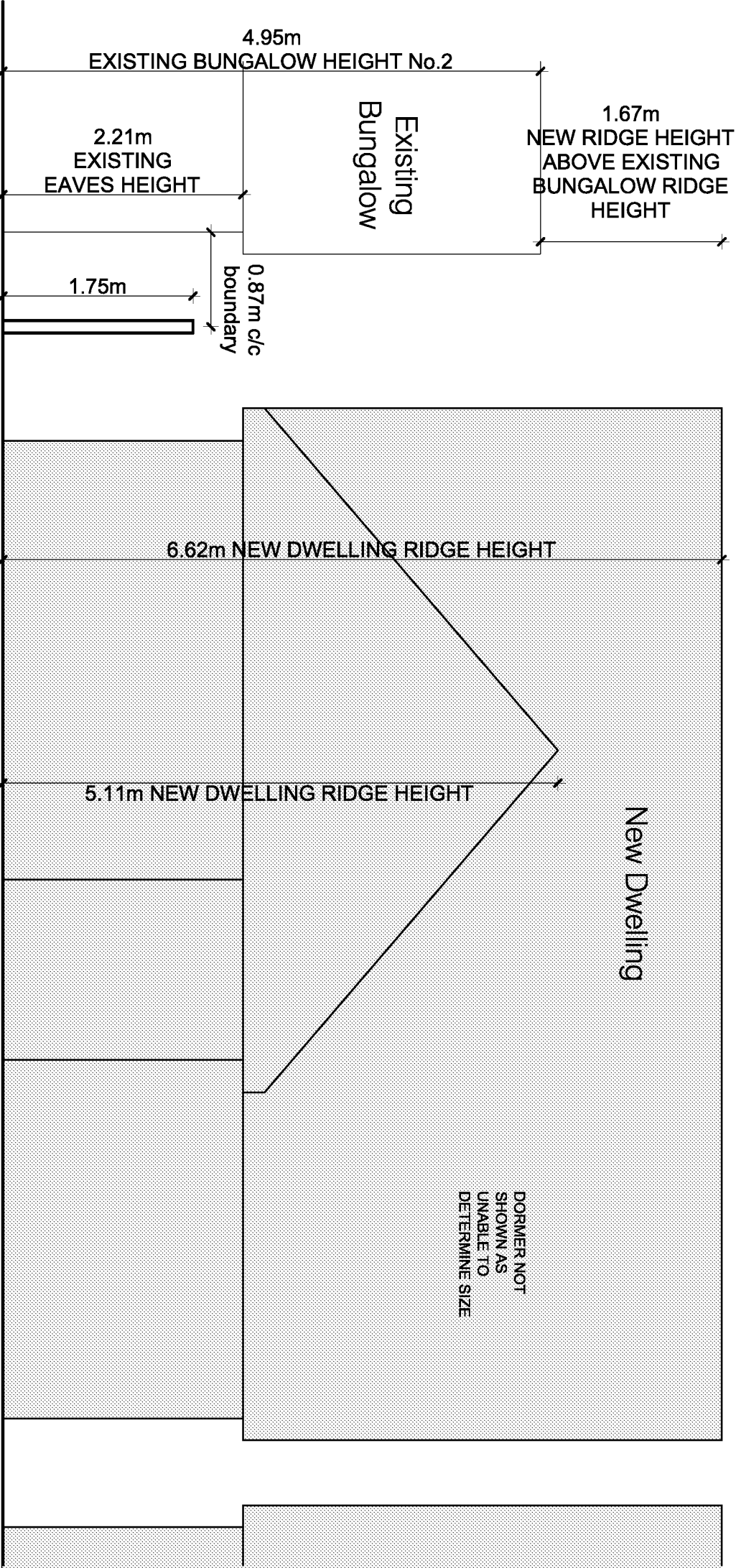
We hope our concerns will be taken into consideration when the planning department make their decision, but would welcome a revised scheme that is reduced in height to be more in keeping with the ridge line of the existing bungalows and not in such close proximity to our property and not so far forward of our property.

In our opinion one large detached bungalow, positioned more central across the width of the site and with full or half hipped ends would be more in keeping and sympathetic to the surrounding bungalows and the existing bungalow on the site of No.6.

Enclosures Attached: Side Elevation and Front Elevation Drawings, Scale 1/50, A4 PDF Prints.

Yours faithfully

Mr M Hill

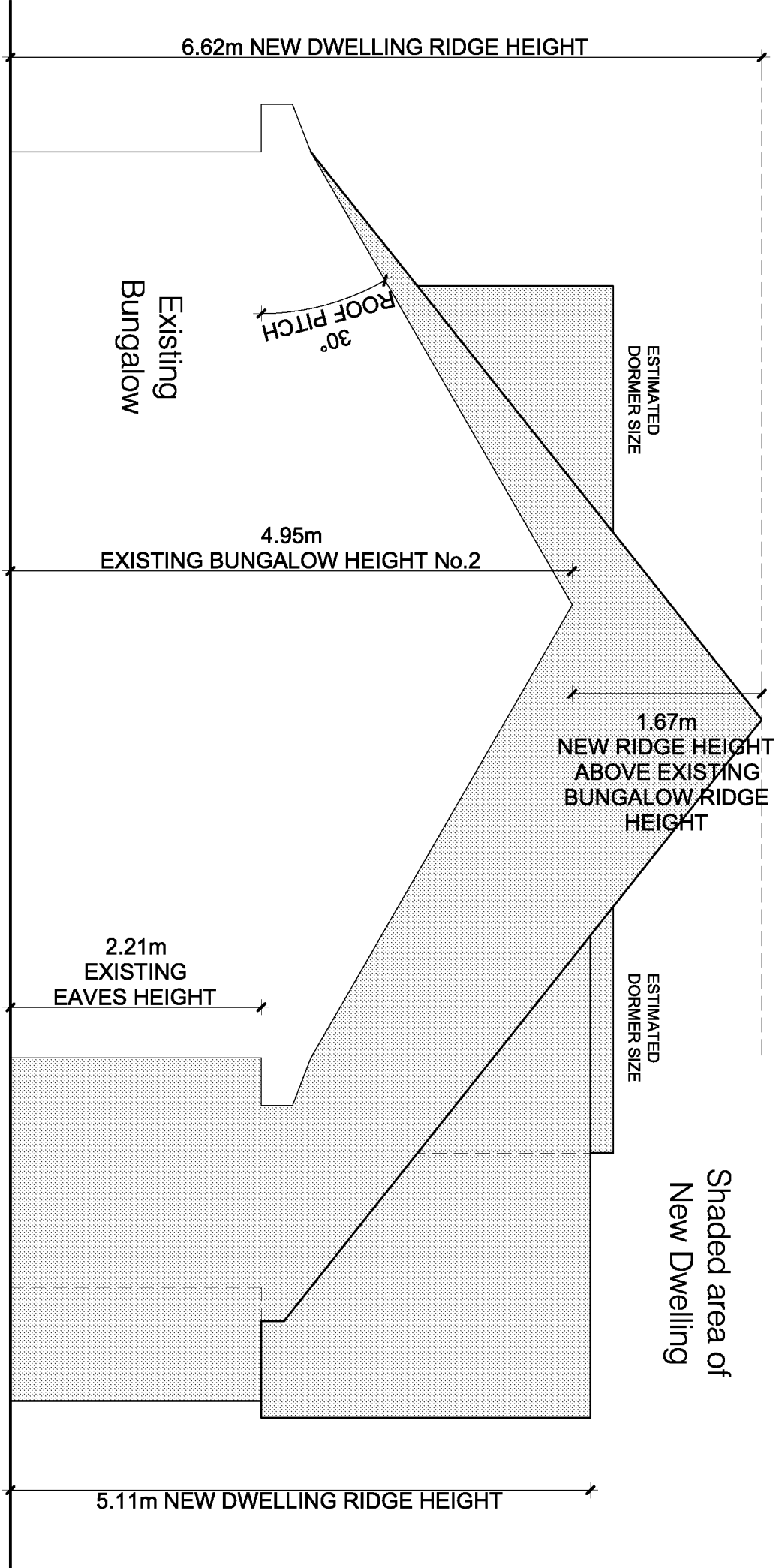


FRONT ELEVATION

1/50



LINEAR SCALE 1:50



SIDE ELEVATION

1/50

