

Mark Hill
2 Grafton Close
Rustington

Your Ref: OWPC22787
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

7th May 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 7th May 2019 which has been recorded as '**an objection**' with the comments as follows:

We live at No.2 Grafton Close, the closest property to the proposed development.

We have reviewed the amended drawings and there still appears to be a discrepancy between the plans and elevations. The front elevation shows the plots mirrored like the site plan, however the back elevation is not mirrored. The plot furthest from us looks correct but the one nearest us is a repeat of the other plot. Is this correct or should the back elevation be mirrored to match the floor plans? We have been led to believe on the back we could be overlooked by two small bathroom windows when in fact it looks like it could be the main bedroom.

We see the ridge height has been reduced to 5.9m, however the ridges are still around 0.95m higher than the adjacent bungalows of Grafton Close. Our bungalow ridge height is 4.95m but we believe the new street scene shows our height at 5.15m when scaling the drawings, which is incorrect.

We have concerns with the repositioning of the proposed chalet bungalows.

Firstly, the property closest to us is now even closer than on the previous scheme at 1.77m whereas before it was 1.92m, both of which are very close.

Secondly, the back line of the proposed bungalows has now been moved beyond the build line of the existing bungalows (Nos. 2, 3 & 4) by just over 1.0m. The previous scheme had the new chalet bungalows in line with our bungalow, which was in-keeping, the new scheme is completely the opposite and will substantially impact us and with the large dormer roof on the back it will be very overbearing and will overshadow the existing bungalows and take away the late afternoon and evening sun that we currently get and will cast a shadow over us. We will already be losing any natural light we get on the side of our property through the glazed door into our kitchen.

We would like to see the position of the new bungalows revert back to the previous scheme so that the back of all properties are in line, thus far less overbearing and more in-keeping.

Just for clarification, the distance from the back of our bungalow to the boundary fence is 9.3m and not as far back as the site plan shows. Our boundary is in line with the face of the boundary hedge to the back of No. 6 Manor Road and not behind as drawn. The boundary fence at the back of our garden is straight and not stepped as shown.

We see the first floor bedroom window now added to the side elevations overlooking us. Is this necessary with the main bedroom having a large window looking onto the back garden.

We feel the site is being overdeveloped for backyard development by trying to squeeze two properties across the width of the site resulting in one plot being very close to us. The new properties are now overbearing at the front, back and in height whereas before they were overbearing at the front and in height.

A single detached bungalow central to the site like the existing bungalow would be more in keeping, not so cramped and overdeveloped.

We would like to see the positioning of the new properties and height looked at again and hope that you will take into account our concerns regarding positioning, overbearing, overshadowing and privacy when you are making your final decision on the proposals. We enjoy living in Grafton Close and our Son now goes to the Primary School and we plan to live here for many years to come. We would hope that any development granted of the neighbouring site is for a scheme that does not have a negative effect on us living here.

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