

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

Your Ref: OWPC22837
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

9th 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 8th May 2019 which has been recorded as '**an objection**' with the comments as follows:

We live at number 1 Grafton Close and will be affected by any proposed development at 6 Manor Road

Having reviewed the revised plans, I would like to provide comments on the following observation:

- *The Elevation Street Scene does not accurately reflect the true ridge height of the proposed dwellings, even though the new ridge height is 5.9m that is still a differential of 0.95m higher than the existing building line of numbers 2,3 and 4 Grafton Close, still not sympathetically keeping in context with the surrounding existing dwellings and environment*
 - *The Design and Access Statement, first paragraph (introduction) is referring to a "Generous 4-bedroom detached bungalow with garage to each side", I see neither 4 bedrooms on the plan view or facility for a garage or reference to a bungalow*
 - *Has a site survey identified any problems with the proposed foul drainage facilities, is the invert level sufficient to remove the liquids and solids satisfactorily?*
 - *With the removal of the existing garage on the right-hand side of the property has a full survey been undertaken to identify any material that might be hazardous to health during its demolition considering the age of the existing property*
 - *A detached bungalow centrally located would make far better use of the limited space available and not conflict with back-land developments*
 - *If the above was the proposed alternative was preferred, concerns raised with additional parking within the adjacent roads (Grafton Close and Manor Road would be addressed.*
 - *Overall there has been basic discrepancies with the plans submitted and statements made regarding the proposed development*
- I do hope you take these comments on board before making any final decisions that could disrupt the well being and quiet enjoyment of all those living within the proposed vicinity.*

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