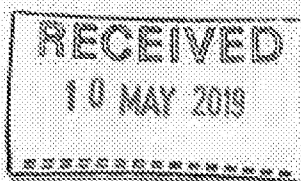


Mr & Mrs Fallon
Manor Road
Rustington
West Sussex
BN16 3QT

Group Head of Planning
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



8th May 2019

YOUR REF: R/72/19/PL
Case Officer : Mrs A Gardner

Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden 6 Manor Road Rustington by applicant U2 Developments Ltd

Dear Mrs Gardner,

We wish to add our 'objection' to this proposed application for the following reasons:

The infrastructure in this area would be extremely compromised, the roads of Old Manor Road, Manor Road and Grafton Gardens cannot cope with any more vehicles and traffic than it is already without serious effect. Commercial vehicles as well as private use Old Manor Road as a through route/quick access to the town, as a result in Old Manor Road this creates accidents and near misses that I have seen in only a year of living here. Old Manor road and Manor Road are very narrow roads, the issues seem to have increased recently, The North Lane school having the "two" entrance and exits creating parking problems in Manor Road, Old Manor road and Grafton gardens with residents having difficulty parking already themselves, let alone there visitors. The roads are often difficult for cars to pass, creating traffic jams not just at school drop off and pick ups also other times. There are also visitors to the local Fairlight nursing home in Manor Road and the parking for the allotments to consider?, the fact that the roads are also not in good order with the amount of traffic they are taking, the recent 10 pot holes down Old Manor Road that have appeared (and only recently been filled in) they weren't like this a year ago!! These small roads that cannot take any more toll on an already over populated/busy area.

The fact that there is a proposal to build 2 more properties in this area would have a serious effect on both the visual and enjoyment of the nearby properties and its residents. It is being over developed. They are proposing only two parking spaces per 3 bedroom property, one for each of the new residents, and one each allocated for there visitors?, but most 3 bedroom properties would have at least two cars maybe more, then they too would have visitors, so this would have an over spill of cars to Manor road, and then of course in turn would over spill into Old Manor Road and Grafton Gardens. The roads would also suffer the added impact of more heavy goods vehicles, and disruption of the build itself, this would have an effect on access to residents homes, the nursing home access ,and the emergency services ambulance/fire etc that may be needed.

The proposed site would be more suited to adding another one bungalow of single level to the back, or with an annex potential.

On the plans/drawings proposed there are discrepancies with regards to the heights of the roof of the properties which both seem very excessive and not in keeping with the other bungalows in the area, the design too, not in keeping.

There is also a discrepancy on the form filled out for the 'Application for planning permission Town and Country Planning Act 1990'

Section 10 with regards to the trees and hedges it asks the question 'are there trees or hedges on the proposed site? to which the applicant has put 'no' BUT ,there were trees that have now gone, and been taken down, (was permission granted?) and burnt last bank holiday weekend, the ashes blew into our sons bedroom! There are mature hedges running along the fence line but we wonder if these are at risk too?! .They may rip these out for the proposed roadR

They are proposing a driveway to the side of the existing Bungalow for access to the other two Bungalows although they are more like houses, putting some of the elderly residence security at risk, rather than having a garden backing on to theirs it would be a drive way. Our property backs on to this site with one bungalow in between, this would be detrimental to the health of our family as the car fumes would be blown over our way, just like the fumes of the fires they have had, and the dust from the proposed building and the asbestos roof dust which is a real concern.

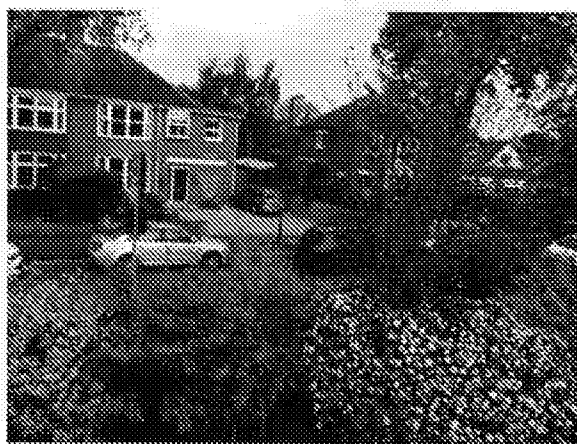
This is also going spoil the view from our garden and that of our neighbours either side. The drawings show the side view/elevation with a side window, and another one with none? which is it? of course we would not want any windows to overlook our garden as it would be an invasion of privacy.

We kindly await the response to the application, and really hope our views and points raised will be considered in the help of the application decision.

Many thanks



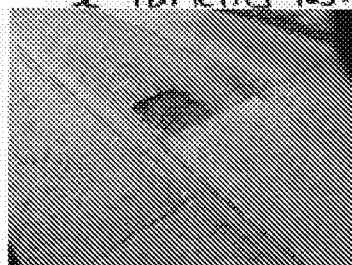
Mr & Mrs Fallon



MANOR RD
→
PROPOSED
PLOT
PARKING
VERY RESTRICTED

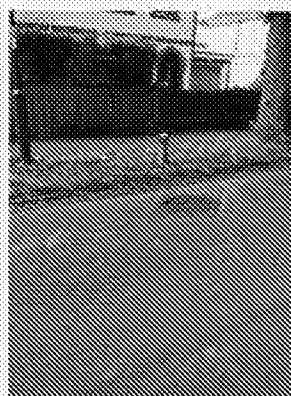
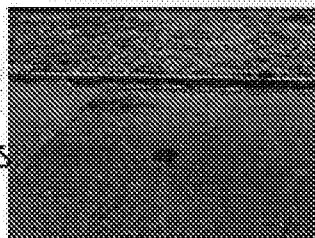


↑ Old Manor Rd Constant traffic
& Parking issues.



↑ Pot holes

→
POT
HOLES



POT HOLES NOW FILLED
IN BUT DON'T LAST!

← CONSTANT PARKING
NO ROOM FOR
VISITORS! ?
OR RESIDENTS.



Old Manor Rd ↑ CARS FIND IT HARD TO
PASS AS VERY LITTLE ROOM TO PULL IN.



← Old Manor Rd is Very narrow.



✓ hard for cars to pass.



Narrow Rd, cut through

Ad Manor Rd constant →
parking difficulty getting in &
out of driveways.



Manor Rd, already shortage of
parking for residents & visitors.



Proposed Plot side view at back
→ Hedges Present! trees gone!
Privacy would be spoilt! by all.



↑ Parking at Manor Rd. already full to capacity!



Already over busy area.

Hard for Cabs to pass ↑ into Manor Rd & old Manor Rd.