

From: Julie Grieves on behalf of Planning.Responses
Sent: 19 July 2019 10:21
To: Planning Scanning
Subject: FW: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington
Attachments: elevations.pdf

Julie Grieves - (Working days Monday 8.30am-2.15pm, Tuesday 8.30am-4.45pm, Thursday & Friday 8.30am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, [Arun District Council](#) |

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From: Anita Gardner
Sent: 18 July 2019 14:56
To: Planning.Responses
Subject: FW: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

Please treat as a rep

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

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From: Mark
Sent: 18 July 2019 11:20
To: Anita Gardner
Subject: RE: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

Dear Mrs Gardner

Thank you for the link to the website showing the amendment to the drawings.

As far as we can see the only change is the removal of the small side window at first floor and creating a new first floor window with dormer roof extension to the front elevation.

Are you able to confirm if this is the only change?

Having reviewed the change we still wish to **object** to the proposed application for two additional detached dwellings to 6 Manor Road.

All our concerns with the proposal still remain as before in our previous correspondence.

Our major concern is still how the design will impact us and be overbearing on us being the closest property to the proposed development and the fact that the new properties will still be nearly 1m higher than the existing bungalows with a height of 5.9m proposed, and positioned 1.5m in front of us and 1.5m behind us. Our bungalow is 7.98m deep and the new chalet bungalows are 11m deep. With the new property being so close to us, only 1.77m away, this will feel extremely overbearing and provide loss of light to us and have a negative effect on us living here.

The front entrance gable end projection alone is nearly as high as the existing bungalows at 4.64m.

A more in keeping, sympathetic and less impacting design would surely be to follow the build line of the existing bungalows Nos. 2, 3 and 4 so that the front and back walls of the new development are level with the existing properties which will bring the height down as well.

The very first scheme that was produced did have the back wall of the development in line with the existing bungalows but for whatever reason the properties were later moved further down the site.

We are not against development taking place on the site as long as it is of size, scale and appearance in keeping with the surrounding area as at the end of the day we the residents are the ones that are going to have to live with the development if approved and see it every day.

We feel the site is being over developed for backyard development squeezing two additional properties across a site that already has a large detached bungalow on it. One single detached bungalow positioned central across the site and of similar design to the existing bungalow would be more in keeping and acceptable.

Having reviewed the Rustington Neighbourhood Plan 2014 - 2029, Policy 2: Housing Design, item 4.12, we do not believe the proposal is following these design principles as it clearly has an impact on surrounding properties including privacy and is not in scale or height with nearby properties.

Also in the Arun Local Plan 2011-2031 - under Design. For impact and scale, it appears to refer to interrupting rhythm of height of existing buildings/roof lines, and impact on nearby properties. Again are these design principles being met.

We also have concerns with how access along Manor Road would be made available at all times and not blocked off by delivery lorries and where site workmen will be parking their vehicles as Manor road and Grafton Close are already unable to cope with traffic, which is worsened during school pick up and drop off times and there have been cases recently where cars have been damaged where parked dangerously and residents drives blocked off by inconsiderate parking.

Other concerns are that the many sheds on the site and particularly the one by are back garden abutting our boundary, appear to have either asbestos sheeting to the walls and/or roofs and we would like reassurance that these will be tested by specialists and if containing asbestos they will be removed and disposed of by specialists correctly.

A couple of points regarding the uploaded drawings, will there be an updated street scene drawing as I could not find it, only the old one with the old scheme elevations and secondly, the new bungalow 1 east elevation/bungalow 2 west elevation appears not to be shown correctly as it does not show the new dormer window extension in front of the lower gabled front extension of the property like it should (please see attached drawing), which will be visible from our side and the opposite side of the site.

We trust the planning authority will take on board our concerns when making their decision.

Yours sincerely

Mr Hill

No.2 Grafton Close
Rustington

From: Anita Gardner [REDACTED]
Sent: 23 April 2019 16:25
To: 'Mark'
Subject: RE: Planning Application for 2no. additional dwellings to 6 Manor Road, Rustington

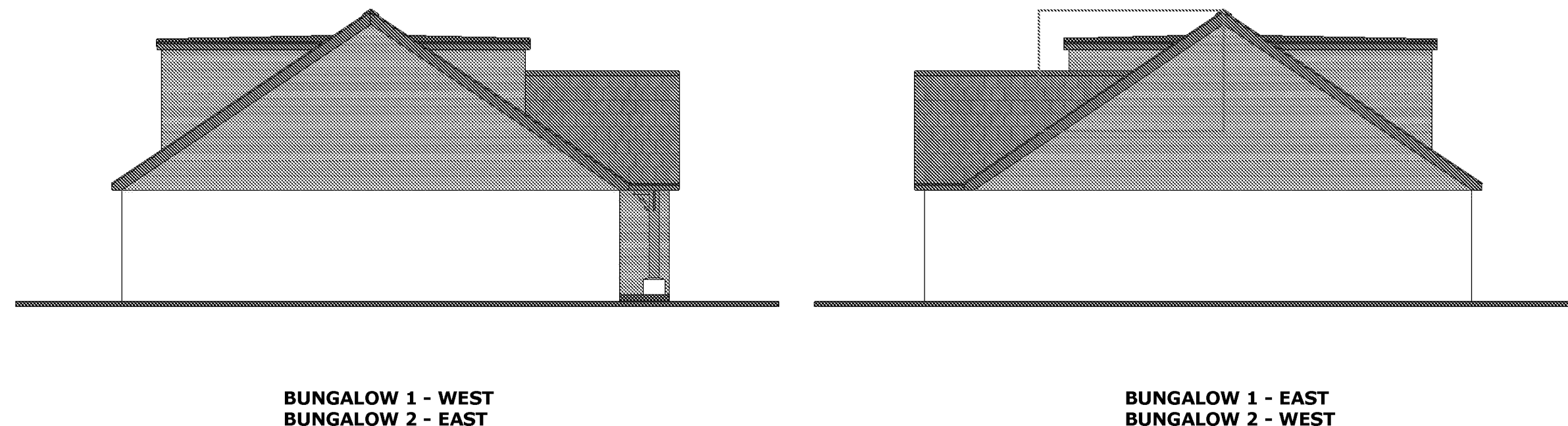
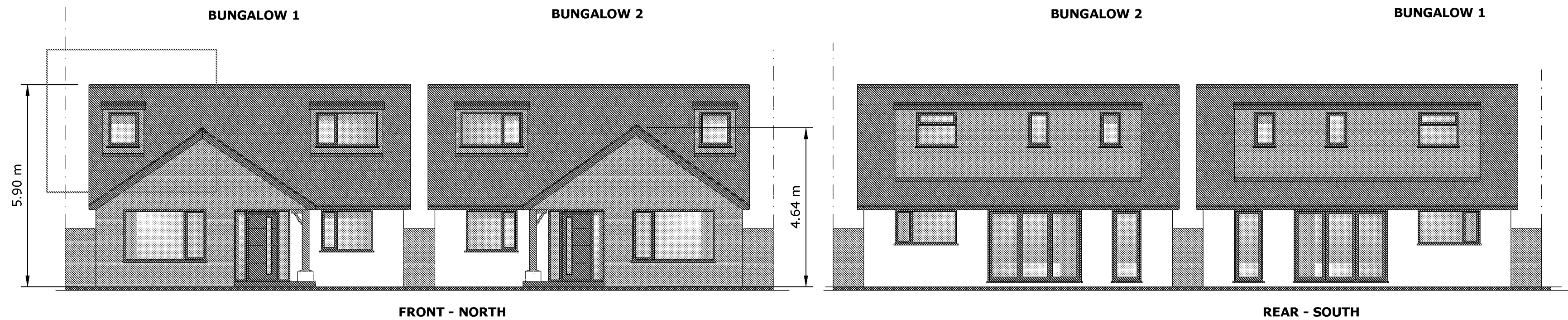
Dear Mr Hill,
I have forwarded your e-mail for uploading as a rep. If comments are made on our web site these often appear sooner.
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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PROPOSED MATERIALS:
 TIMBER EFFECT CLADDING
 RENDER - WHITE PAINTED
 ANTHRACITE GREY FASCIAS/SOFFITS/GUTTERING
 OAK TIMBER POST
 ANTHRACITE GREY WINDOWS AND DOORS

REVISED VERSION (4) - Dormer and window adjustments



PROPOSED NEW DWELLINGS: 6 MANOR ROAD, RUSTINGTON, LITTLEHAMPTON, WEST SUSSEX

DRAWING: PROPOSED NEW DWELLINGS - ELEVATIONS

SCALE: 1:100 @ A2

DATE: 11/07/2019

DRAWING No: DS/6MANOR/03 rev 4

