

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

Your Ref: OWPC23762
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

25th July 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 24th July 2019 which has been recorded as '**an objection**' with the comments as follows:

We have today reviewed the amended plans and would still like to object to the over development of 2 additional detached properties in the back garden of number 6 Manor Road. As far as I can see the only amendment to the existing drawings is that there is now a window in the dormers which looks directly into our private space within the garden and our own dwelling at number 1 Grafton Close which is totally unacceptable.

Our original concerns and that of all the other objections still remain the same. This is still an over development of such a small space which would be suited to one bungalow situated centrally within the backyard development.

My objections are as follows:

- *The ridge height of the new proposed dwellings are far higher than the existing ridge heights of numbers 2, 3 and 4 Grafton Close. Measured off the drawings to be nearly 1 metre, this is not in keeping with the proposed building line and existing properties*
- *There are now windows looking into our property as previously we have had none, our private space will be compromised*
- *Our concerns with the additional traffic and parking still remain the same especially around start and finish of school making this a dangerous area for children and their parents at these times*
- *There have already been instances where careless parking has resulted in damage to these vehicles*
- *There is asbestos within the back garden of this property and this will need to be dealt with appropriately*
- *The proposed dwellings are far too close to our neighbour's property and substantially overhangs the rear and front of number 2 Grafton Close*
- *Has there been confirmation that the Rustington Neighbourhood Plan 2014 - 2029 Policy 2 Housing Design item 4.2 and the Arun Local Plan 2011 - 2031 is being met and there have been no deviations from these documents*
- *I am still very concerned where one of the parking spaces will be situated which is directly to one side of our garden, pollutants from the car fumes have the potential to be discharged into our clean air space and have the potential to pose a serious threat to ours and our grandchildren's health. I would also like to draw your attention to the Environmental Protection Act 1990 and in particular Part 3 Section 79(1) - Statutory nuisances and inspections therefor. There is every possibility that fumes or gases emitted from premises so as to be prejudicial to health or a nuisance would be classified as a Statutory nuisance.*

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