



Rustington Parish Council
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Your Ref: OWQC23953
Our Ref: R/72/19/PL
Please ask for:
Mrs A Gardner

8th August 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 comments made on 7th August 2019 which has been recorded as **'an objection'** with the comments as follows:

My Council has re-considered this application, and wishes to reiterate its previous objections as follows:-

(i) The proposal would have an adverse effect on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, 4 Manor Road, Nos. 1 and 2 Grafton Close, Nos. 5 and 6 Laburnum Walk and 37 Old Manor Road

(ii) The proposal would, most certainly, represent an over-development of the site

(iii) The proposal would be in conflict with the Rustington Neighbourhood Plan (Policy 2 Housing Design)

(iv) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the aforementioned hazards for road users at this location, a narrow cul-de-sac, leading to the rear entrance of a large Nursing Home

(v) This type of back-land development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning