

Lily Morris  
1 Grafton Close  
Rustington  
West Sussex  
BN16 3QY

**Your Ref:** OWPC23979  
**Our Ref:** R/72/19/PL 02-04-2019  
**Please ask for:**  
Mrs A Gardner

12th August 2019

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden.

6 Manor Road Rustington

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Thank you for your internet representation made on 9th August 2019 which has been recorded as '**an objection**' with the comments as follows:

*I am against planning application R/72/19/PL for the following reasons:*

- *A substantially over development of back yard space, which will set a precedent if approved making it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity*
- *Proposed dwellings are far too close to existing properties*
- *Ridge height excessively higher than existing building lines*
- *Window positioning looking into existing private space*
- *Limited parking made available which will spill out onto an already overcrowded cul-de-sac*
- *These dwellings are not in keeping sympathetically with the adjoining area and dwellings*
- *Proposed access to site will be inaccessible and problematic for users due to traffic and existing parking*
- *Access to the nursing home in the event of an emergency could be compromised by the proposed building work, already large vehicles (refuse trucks etc) are having problems collecting rubbish and as a result damage is very evident to the pavements which are now being used as a roadway*
- *No consideration has been given to the existing properties and owners with regards to their quiet enjoyment and visual impact which will be compromised*
- *The proposal would be in conflict with the Rustington Neighbourhood Plan (Policy 2 Housing Design) and could if approved alter the character of the locality to the serious detriment of the amenities of the area*

*We hope you will consider all the previously objections that have been raised against this proposed development.*

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](http://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