

APPLICATION NO: R/72/19/PL
Registered: 03-APR-19
Site Address: 6 Manor Road Rustington BN16 3QT
Category: Plan Application
Description of Works: Demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden.

Name: CLIVE MANN
Address: 16 MANOR ROAD
RUSTINGTON
Postcode: BN16 3QT

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.