

Mr & Mrs Fallon
2 Manor road
RUSTINGTON
BN163QT

Planning Dept
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN175LF



8th August 2019

YOUR REF: R/72/19/PL

Dear Anita Gardener

We wish to further add our objection for this build of two new chalet bungalows at 6 Manor Road Rustington for the following reasons:

- (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.

(vi) We wish to add all the above for our objections to this build and to also add it would encroach on the privacy of our bathroom window and back bedroom window at the back of our property with the added windows that they have included in the drawings of the proposed properties, and this would adversely effect the enjoyment of our garden and home. This build is totally unsuitable and not in keeping for this area.

Many thanks


Mr & Mrs Fallon