

Ian Williams
7 Manor Road
Rustington
Littlehampton
West Sussex
BN16 3QT

Your Ref: OWPC24030
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

14th 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 representation made on 13th August 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardner

I have seen the proposals for the development behind 6 Manor Road, Rustington and would like to register my objection.

*First I had a look at the Policy 2:
Housing Design of the Rustington Neighbourhood Plan (2014-19) in relation to 4.12 'New builds
should be in scale to the locality and height restricted (to include roof space) to scale with similar
nearby properties.*

I don't agree that this proposal does that. It is not in keeping or sympathetic to the feel and design of the neighbourhood regarding its impact on visual amenities and quiet enjoyment of the nearby properties for the following reasons:

Considering the established layout of the area I think that the proposal is an overdevelopment of the given space. The proximity of the proposed new builds to existing properties (1.77m I believe) presents an overbearing feel and a sense of being overlooked. I think it is far too close and does not follow ridge lines of the existing bungalows. It would provide loss of light to 2 Grafton Close and overlook 1 Grafton Close. Any direct access to this land will impact on the adjoining properties causing noise and disturbance.

I am concerned about access to the Nursing home for emergency vehicles and service vehicles during times when Old Manor Road and Manor Road become very congested and difficult to access during school pick up and drop off times. Further to this I am also concerned about where delivery vehicles are going to be able to park for dropping off building materials.

I think that any proposal that goes against guidelines for development in Rustington should not be approved where it may compromise or set a precedent for future plans.

Ian Williams & Elizabeth Downes

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