

Stephen Pugh
4 Manor Road
Rustington
LITTLEHAMPTON
West Sussex
BN16 3QT

Your Ref: OWPC24052
Our Ref: R/72/19/PL 02-04-2019
Please ask for:
Mrs A Gardner

16th 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 15th August 2019 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to the proposed development on the adjacent property, 6 Manor Road, as we have serious concerns about privacy, particularly given the repositioning of the windows which will mean we are even more overlooked than originally planned. We also have serious concerns regarding the impact of noise and pollution both during the building process and from the finished properties.

We would reinforce concerns already raised that the new builds do not comply with 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'

In addition, 'Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as set to lessen its impact on the surrounding area' We are very concerned about the noise and possible pollution both from demolition of the garage (asbestos?) and also during the building phase with ongoing deliveries of building materials etc, etc.

Manor Road is already very congested at times with parked vehicles, particularly during school drop off and pick up times, but also including residents as well as staff and visitors parking for access to the Nursing Home at the end of the cul de sac. If the delivery lorries are unloaded and the bricks etc transported down to the construction site, then the lorries will cause considerable extra parking hazards; if the lorries are to use the driveway and unload directly at the construction site, then we are very concerned about the noise, pollution and vibration to the foundations of our property.

Is there a weight limit or restrictions applicable to lorries on residential driveways?

When completed there are also concerns about the potential number of cars using the single crossover entry into the already congested Manor Road. We are concerned about the fumes from the vehicles using the drive way and parking areas, which runs alongside our patio area, and also by the serious disturbance that will be generated both by the vehicles and the number of people living in the three dwellings in a small restricted area in such close proximity to our property.

These are 'material considerations' which we wish to raise as objections and for you to take into account when reviewing the planning application, particularly in view of the precedent it will set for similar proposals in the future to over develop back yard spaces.

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