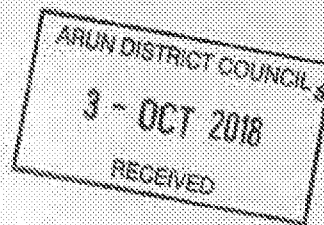


23 Park Drive
Rustington
West Sussex
BN16 3DZ



Group Head of Planning
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

29 September 2018

Dear Sir

**Ref: Planning Application R/90/18/HH
at no: 9 Park Drive, Rustington**

Further to the applicant's earlier applications, ref nos: R/283/17/HH and R/90/18/HH, and having inspected the details and plans of the applicant's further revised proposals as shown on the Council's website I am writing to object to the latest version of the planning application for extensions to the existing buildings at no: 9 Park Drive, Rustington.

My objections are based on the following material considerations in which the proposal does not comply with the requirements of Policies GEN 7 and DEV 19 of the Arun District Local Plan and of the Rustington Neighbourhood Plan:

- (i) Integration with the existing building – whilst the most recently proposed extension would no longer increase the roof height of the existing building the proposed frontage runs for over 50% further than the existing.

Furthermore the significant increase arises because rotation of the principal axis of the house through 90° changes its axis from East - West to North - South and this does not relate sympathetically to, nor does it visually integrate with, the existing building.

- (ii) Visual subservience to the existing building – the front, ie east, elevation of the proposed house shows that despite the further hipping of the gable ends the proposed building has an area of some 35% more than the existing building. Such a major enlargement cannot be said to be subservient to the existing building. Further it is difficult to envisage how any three storey extension of this magnitude could ever be seen as visually subservient to the original property.
- (iii) Overbearing effect and appearance – the greater area of the roof over the longer re-orientated roofline axis will present the appearance from the street, Park Drive, of a significantly larger frontage to the extended house than the existing one. The full height above the former conservatory, even with a larger hip, will similarly present an overbearing appearance to those looking at the now much closer gable end of the extended house from their flats on the northern side of Herne Court.

Further the sheer scale of the development with its habitable rooms and three windows in the roof, back and front, would be overbearing and its eastern elevation would be intrusive to the neighbours on the opposite side of Park Drive, and its western elevation intrusive to those in St Anthony's Way.

- (iv) Relation to established spatial character and pattern – the three windows in the roof at both the front and rear of the proposed extension create both the fact and the appearance of what would be the only three storey house in the road. The extension would create a house that was wholly out of character with the rest of the properties in this part of Park Drive. Indeed the mass of the enlarged building would amount to an over-development of the site.
- (v) Parking – the plans of the extended property still show just a single garage and neither the plans nor the Application details provide any indication of the level of provision for the parking of cars or bicycles which will be made for what will become a five bedroom house. It is pertinent that no extra garage facilities are proposed because the existing garage has width for only small vehicles and does not conform to the dimensions now expected of a garage.

In the months since the present owners took occupation of the property there have at times been up to three commercial vehicles bearing a local company name and logo parked across the former front garden, outside working hours, in addition to the personal vehicles of the residents. This practice, perhaps effectively encouraged by the absence of any extra garage facilities, is unsightly, unneighbourly and unwanted because it leaves other local residents, especially those living opposite, effectively facing a commercial van park.

In summary, notwithstanding a further set of tweaks, the proposed extension does not integrate well with and is not subservient to the existing building; it would result in an unduly large, oversized and unneighbourly form of development whose re-orientated and extended front roof will be visually intrusive to neighbours, and overbearing when viewed from Park Drive; and with the appearance of a three storey house – the only such property in Park Drive – it will completely change the character of the existing house and it will be detrimental to the character and amenities of the surrounding residential area.

I should be grateful if you would ensure that this objection is included as part of the Council's consideration of the above application.

With thanks

Yours faithfully

Mr A Boyce & Ms J Leeson