



Arun District Council
Arun Civic Centre
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26th June 2020

Elizabeth Williams
7 Manor Rd
Rustington
Littlehampton
West Sussex
BN16 3QT

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/91/20/PL
Site Address: 6 Manor Road Rustington BN16 3QT
Description of works: Demolition of existing garage & store on existing dwelling & erection of 1 No detached bungalow to rear.

Thank you for your internet representation made on 25th June 2020 which has been recorded as an objection with the comments as follows:

OWPC28048

From:
EM Williams (Mrs)
7 Manor Rd,
Rustington. BN16 3QT

As with the previous applications for building development on the grounds of 6 Manor Rd, I again object. My reasons are as follows:

1. It is an overdevelopment of the site and could lead to further such overdevelopments in the surrounding area if permission is granted.
2. It is in conflict with the Arun Local Plan 2011-2031 (updated 2018) in respect of sustainability, privacy and enjoyment of the existing residents.
3. The proposed development would have a detrimental impact on the immediate area and the existing local residents contrary to policy DDM1 (para 3) and DSP1 of the Arun Local Plan.
4. A very similar application was refused on appeal (W/4000366) by the Secretary of State on the grounds that this type of back land form would not have any active street frontage and would not be visible from Manor Rd.
5. The proposed development does not take into account the already limited on-street parking in Manor Rd. At drop-off and pick-up times, parents with children attending the local school in Old Manor Rd, park in every available space. Many often park illegally damaging the grass verges outside residents' homes, restricting visibility for drivers and making it dangerous for children crossing the road. This over-parking makes for serious congestion; often it is virtually impossible to actually get out of Manor Rd at these times when many of

us are on our way to or returning from work. It is highly likely that future residents of the proposed development, as well as those of No 6 itself, will use cars and although they will have allocated parking, they will add considerably to the existing traffic/access problem.

6. Following my last comment, I am concerned that any future development in Manor Rd could compromise the access of emergency vehicles, particularly those attending Fairlight, the Care home at the end of the cul-de-sac. Also I fail to see how such vehicles could access a building behind No 6 in case of emergency. Only very recently, when the developers were burning unsuitable rubbish in the back garden causing noxious fumes to fill the street, the fire engine had to take up the whole width of the road. Even with the proposed demolition to the side of No 6, I cannot see the available space would be wide enough and there is limited ability to turn in the road at the front of the property.

7. If this proposal to build at single storey level is approved, I am concerned that at a later date permission might be granted to extend upwards. This would result in a serious loss of privacy to neighbours in Grafton Close, 4 Manor Rd and bordering properties in Old Manor Rd.

SIGNED - ..EM.Williams

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.