



Arun District Council
Arun Civic Centre
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9th June 2020

Mr and Mrs Morris
1 Grafton Close
Rustington
West Sussex
BN16 3QY

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/92/20/PL
Site Address: 6 Manor Road Rustington BN16 3QT
Description of works: Demolition of existing garage & store on existing dwelling & erection of 2 No detached bungalows to rear.

Thank you for your internet representation made on 8th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27596

With reference to this application, I refer you to the original planning application (R/72/19/PL) which was also proposing two dwellings located in a back garden development and was refused on the grounds of the site by virtue of its size and shape, and subsequently was considered unsuitable to accommodate 2 dwellings. Therefore, the proposal is contrived in design and would result in a form of development which would be detrimental to the residential amenities of future occupiers, contrary to policy DDM1(3) and DSP1 of the Arun Local Plan. This was subsequently appealed (W/4000366), and a report compiled by an inspector appointed by the secretary of state still considered this type of application to be unsuitable on the grounds of the following:

- whether the proposal would provide adequate living conditions for future occupiers
- the area has an established residential character and the site has existing residential development on all sides
- due to the back land form of the proposal the dwellings would not have any active street frontage, indeed due to the length of the plot and the relatively narrow accessway they would not be particularly visible from Manor Road
- the dwellings would be sited extremely close to each other and the boundaries of the site, essentially filling the entire width with built form
- design of the proposal would fail to provide adequate living conditions for future occupiers
- it would therefore conflict with Policy DSP1 of the Arun Local Plan (2018) which requires development to derive from a thorough site analysis and context appraisal

On reviewing these revised plans, even though the height of the dwelling has been addressed and the proposed garage has been removed, I see nothing in the revised plans which has addressed the concerns and subsequent refusal based on the finding of both Arun District Council and the Secretary of State on

appeal. I therefore still object to the proposed development.

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](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.