



Arun District Council
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19th June 2020

Mr Hill
2 Grafton Close
Rustington

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 2No detached bungalows to rear.

Thank you for your internet representation made on 18th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27869

- The proposal would represent an over development of the site.
- The proposal would be in conflict with the Rustington Neighbourhood Plan 2014 - 2019 (Policy 2 Housing Design).
- This type of back-land development, if approved, would make it much easier for other property owners with similar sized back gardens to try and build new dwellings and it would prove more difficult for the planning department to resist such applications if they have approved something similar. This would then have a detrimental effect on the character of the local area.
- The previous application for two dwellings (R/72/19/PL) which was refused by reason of size and shape of the site and unsuitable to accommodate two additional dwellings and the design would be detrimental to the residential amenities of future occupiers. this was subsequently appealed (W/4000366) and the Secretary of State inspector turned down the appeal for reasons such as '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 access way they would not be particularly visible from Manor Road'.

on reviewing the revised plans which are now bungalows and smaller in height along with the removal of the detached garages we still believe the concerns and issues raised by the planning department and appeal inspector remain.

We therefore 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>.

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.