



Arun District Council
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23rd June 2020

Mr Williams
7 Manor Road
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 22nd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27937

R/92/20/PL

The original proposal (R/72/19/PL) was refused due to

'The site by virtue of its size and shape is considered unsuitable to accommodate 2 dwellings and private amenity space satisfactorily without damaging residential amenity. 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.

The appeal was subsequently dismissed by the Planning Inspectorate (W/4000366) stating that

'However, 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.'

This recent proposal continues to present an over development of the site and does not address further issues raised by the Inspectorate. It is also conflicting with the Rustington Neighbourhood Plan 2014-2019 (Policy 2 Housing Design) and compromises the established residential character.

Should this proposal be approved there appears to be the potential for further development under The Town and Country Planning General Permitted Development Order 2015 (GPDO) allowing both homeowners and developers to extend accommodation by up to 75% without planning permission. This would set a further precedent and make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, compromise privacy and have an adverse effect on the visual amenities and quiet enjoyment of the neighbouring properties. In particular 4 Manor Rd, 1 & 2 Grafton Close, 5 & 6 Laburnum Walk and 37 Old Manor Rd.

I believe that the previous reasons for refusal and dismissal by the Planning Dept and Planning Inspectorate are still valid and relevant to this new proposal and I object to it.

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.