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24th June 2020

Stephen Pugh
4 Manor Road
Rustington
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/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 23rd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27983

We would reinforce concerns previously raised that the new builds do not comply with Policy 2: Housing Design of the Rustington Neighbourhood Plan (2014-19) in relation to 4.12 'Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as set to lessen its impact on the surrounding area' We are very concerned about the noise and possible pollution both from demolition of the garage and also during the building phase with ongoing deliveries of building materials etc, etc

The Proposed Site Plan shows '1.8m high acoustic fencing with option for 'Green Living Fence' installed in front for added acoustic buffer and verdancy.' It has been agreed (6.17) in the Planning Support Statement that acoustic fencing (6.15) 'will be secured by way of proposed condition 5', however, this only requires that (6.16) 'No development above damp proof course (DPC) level shall take place until details of acoustic fencing to the side boundaries of the access have been submitted to and approved by the Local Planning Authority and the new dwelling shall not be occupied until the approved acoustic fencing has been erected' To ensure that (RNP 4.12) 'Development not impact on surrounding properties .. and alleviate possible noise issues to existing neighbouring properties' the acoustic fencing should be required to be in place before building work commences, not just before the new dwelling can be occupied.

The addition of a 'Green Living Fence' should be made a Condition in addition to the acoustic fencing in order to increase the 'acoustic buffer and verdancy' and to replace the shrubs and plants that were ripped out when the garden was cleared in advance of the planning application being submitted.

We are also very concerned about the possible noise, pollution and vibration to the foundations of our property by the heavy lorries delivering building supplies directly to the construction site, using the new driveway created between our property and no.6, when the existing garage is demolished. What is the weight limit or restrictions applicable to lorries using residential driveways?

If the delivery lorries are unloaded and the bricks etc transported down to the construction site, then the lorries will cause considerable extra parking hazards in Manor Road which is already very congested at times with parked vehicles, particularly during school drop off and pick up times, but also including residents as well as staff and visitors parking for access to the Nursing Home at the end of the cul de sac.

One of the reasons the previous application was refused by The Planning Inspectorate (W/4000366) was because '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.' Granting permission for this application could lead to more backland development applications to develop sites in other similar long back gardens locally, which would significantly alter the character of the locality and impact local services detrimentally.

We would support the council reinforcing Condition 5) of the R/72/19/PL 6 Manor Road Conditions that 'no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage - 'to ensure that, for example, the roof could not be raised to allow for an additional floor to be added at a later date.

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.**