

N & S Hockey
7 The Parkway
Rustington
BN16 2BS

Your Ref: OWPC18870
Our Ref: R/107/18/PDH 20-05-2018
Please ask for:
Amber Willard

BN16 2BS

14th June 2018

Dear Sir/Madam

Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1
Class A

Notification under extended permitted development rights for a single storey rear extension extending 6.5m from the rear of the original dwelling house, with a maximum height of 2.85m & an eaves height of 2.85m.

23 Preston Avenue Rustington

Thank you for your internet representation made on 13th June 2018 which has been recorded as **'an objection'** with the comments as follows:

Extension proposed for 23 Preston Avenue is too high and too close to boundary with neighbours at 7 The Parkway and 21 Preston Ave.

Specifically :

- Does not comply with Sch. 2 Part 1 A1(d) - the height of 2.85m is higher than the 2.4m eaves height of the property (single storey bungalow). An existing height of 2.8m applies only to the garage/workshop extension of 1968.*
- Does not comply with A1(k)(iv) in that a new extension with roof height of 2.85m would mean altering the main roof to link extension above the present 2.4m eaves height.*

Also :

- The 5 roof lanterns planned would further increase the height and increase adverse visual impact. Lanterns on any revised proposal should be unobtrusive. Roof lanterns in main living areas would add to light pollution.*
- Conversion of garage to domestic use with solid walls built immediately adjacent to 2 adjoining boundaries is both intrusive and out of character with other properties on the Estate. The group of properties in Preston Ave & Parkway have Restrictive Covenants from when the plots were sold in 1950s stipulating no building within 4 feet of boundary. The block plan is somewhat misleading in that the constructions adjoining boundary at No.23 is a conservatory with garage on the West side, and Nos.25/27 are conservatories, not solid wall domestic buildings.*
- Any revised extension should be set back from the adjoining boundaries to allow maintenance of wall and gutter, also the boundary fence which is the responsibility of No.23. Access is not possible from adjoining properties due to garden features.*

General:

- Extending along the West perimeter by 6.5 m, when added to two previous garage extensions (R/293/66) & (R/1/68) will increase the depth of the property by at least 50% from the original build*
- The lack of natural ventilation in the proposed kitchen & utility areas will mean that all vapours and odours will be vented directly towards and into the garden of the adjoining property*
- We feel that the property could be more sympathetically extended to reduce the impact of both the increased noise levels and discharge of any noxious fumes resulting from a re-configuration of the domestic areas. Also that the style of the proposed extension should be more in keeping with the detached nature of surrounding properties, and the character of the Sea Estate as a whole.*
- The re-configuration to put main living areas wholly on the West side alters the planned*

amenity of the properties in the road which have living areas on the East side of the houses so as to maximise privacy for each residence.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning