



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

24th August 2026

G W Stuart
2 Willow Avenue, Rustington West Sussex
BN162AE

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@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/113/26/S73
Site Address: 14 Ruston Park Rustington BN16 2AD
Description of works: Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 (plans) and 3 (materials) following the grant of R/115/25/HH.

Thank you for your internet representation made on 21st August 2026 which has been recorded as an objection with the comments as follows:

OWPC86078

I have several concerns about the proposal R/113/26/S73 .

The application seeks retrospective permission for works already undertaken and is effectively seeking to update the approved plans. Surely all of the elevation and floor plans should therefore form part of this proposal. The plans do not indicate the first floor layout which it is assumed has been amended as the balcony appears to have been deleted. There are also no annotations to show the use of each room. This is relevant as it impacts the fenestration. How has the application been validated without all the necessary information?

The extension as constructed has taken away the little architectural merit of the original approval . The single storey elevation facing Willow Avenue now incorporates odd windows with few glazing bars and no door and provides a bland visually uninteresting facade facing the road frontage. The extension has filled the gap and moved the property closer to the road which has increased its prominence and heightened the need for detailing to ensure it is successfully visually integrated. It now contains no fenestration to match the original dwelling and clearly appears as a new addition which contrasts starkly with the original dwelling. The development as constructed fails to positively address the street scene. This is out of character with the other properties in Willow Avenue which all provide individual architectural detailing as they face onto the road.

Whilst not a comment in respect of the merits of the case one of the yellow site notices was displayed on a tree on my property. The proposal is nothing to do with this address and was posted on private property. It has now been more appropriately relocated at the entrance to the site from Willow Avenue on the applicant's property where it is still clearly visible to residents in Willow Avenue

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>