

Half Timbers
The Thatchway
Sea Estate
Rustington
BN16 2BN

Assistant Director Planning and Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

15th June 2015

Dear Sir or Madam

R/114/15/HH – Two storey rear extension and single storey rear annexe – 81 Sea Avenue

I am writing to you to object to this application on the following grounds:

1. The scale and mass of the proposal, in particular the overbearing scale of the rear annexe. The extension and annexe will increase the ground area of the property by over 50%, with the annexe effectively creating a new four roomed bungalow attached to the main house, substantially altering the spatial character and pattern of the property. This does not seem to meet the requirements of the Arun Local Plan (2011-31 Publication Version) section 13.4.3 or 13.4.4 or Policy D DM4 sections a,c or e or those of the Arun Local Plan (2003) Policy Dev 19 sections i, iii or v.
2. The increase in mass and change in character will have a detrimental impact on the area, being only one house distance away from the protected Greensward and within Character Area 5 of the Rustington Neighbourhood Plan. The expansion of the property would substantially increase the proportion of building to garden on the plot, negatively affecting the site and creating precedent for similar extensions near the Greensward. This does not seem to meet the requirements of the design principles set out in the Rustington Neighbourhood Plan (2014-29) section 4.12 bullet points 1 to 3.
3. The proposal would increase the occupational capacity of the house as well as the ground area, both increasing the probable use of water and reducing the area of garden. This increases the flood risk in an area that has for many years been prone to rainwater flooding (for which Arun District Council engineers have worked with the Sea Estate Residents to undertake expensive measures to reduce the risk and impact of surface flooding). This would seem to contradict the requirements of the Arun Plan Policy W DM2 and Rustington Plan Policy 4.

I note that Mr and Mrs Bevan have sought to keep the Art Deco design of the property and have no criticisms of that, as it is commendable. Nor do I have any objections to the alteration of the windows facing east towards Half Timbers. The fundamental issue is that

this would be unnecessary over-development of the plot, in a character area where over-development should not be encouraged, and I note that this objection has also been made formally by Rustington Parish Council.

Yours faithfully,

Adam Kahan

