

6th October 2026

Sheila Woolley
23 Tasman Close
Rustington
Littlehampton
West Sussex
BN16 2BD

Case Officer: Silvie Steiningerova
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Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/114/26/HH
Site Address: 20 Tasman Close Rustington BN16 2BD
Description of works: Construction of single storey front, side and rear extensions with internal changes and replacement of existing roof including increase in ridge height and windows with new rooflight and improvements to the driveway and rear canopy.

Thank you for your internet representation made on 6th October 2026 which has been recorded as an objection with the comments as follows:

OWPC87493

Tasman Close comprises 29 Bungalows of similar design but with some minor differences (i.e. varied combinations of brick and partial cladding). Common features include open plan front gardens, long driveways with parking for several cars and individual garages directly accessible from the driveways. This attractive layout encourages residents to keep the narrow road clear of parked vehicles.

I therefore object to the planning application on the following grounds:-

1. The north facing wall of the proposed side extension will finish at just 32 cm from the neighbour's boundary fence and driveway at number 21. The entire front of the new building which will have an atypical white rendered wall will thus occupy the total width of the plot. This alone makes it demonstrably out of character with the neighbouring homes. This will inevitably impact on the spacious nature and appearance of this end of the close, which is unacceptable to the existing residents.
2. The residents of TC take pride in maintaining the grass verges as well as their front lawns and in April 2016 several residents obtained the agreement of WSCC to maintain and care for these verges (WSCC Highways email Ref:424018). If access to the highway from the southern end of the proposed hardstanding for a third vehicle is required it would result in the vehicle having to manoeuvre over the pavement and the grass verge, thus causing damage to the grassed area. Due to the layout of this part of Tasman Close it will not be possible to allow vehicle exit by widening the dropped kerb to park 3 cars because of (a) the presence of a BT telephone access chamber and (b) the need to remove part of the grass verge.

3. The resulting reduction in off road parking provision will inevitably lead to more parking on the narrow roadway. This will significantly increase the difficulty for refuse/recycling and garden waste vehicles when turning at the end of the close.

4. These bungalows were built in 1970 with pitch fibre drainpipes. Some of these have needed to be replaced or relined due to distortion and collapse. Building the side extension directly over these pipes is likely to create problems for the future integrity of the drainage system between numbers 22, 21 and 20 TC. These drains are part of a shared system for the disposal of foul water, i.e. the foul water from number 22 links up with the drains from number 21 before merging with the drains from number 20.

5. When the block paving driveway of number 20 was laid it is believed that there were one or more foul water manholes and pitch fibre drains under the drive. The proposed side extension will be built directly over the driveway and the access points to the foul water drainage system. This may be in breach of the Statutory Access Rights under The Water Industry Act 1991 (Southern Water advised of the situation by letter dated 14th September 2026). The proposed extension may also contravene Building Regulations Part H (Drainage and Waste Disposal) specifically part H4.

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.

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 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>