

7th October 2026

Michael Woolley
23 Tasman Close
Rustington
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:

OWPC87516

About Tasman Close (TC). The very popular open plan layout provides a uniform environment of bungalows of similar design but with subtle differences. Common factors include large open front gardens, driveways long enough to park cars some distance from the footpath and with adjacent garages directly accessible from the driveways. These features provide the spacious environment so enjoyed by the residents.

OBJECTION 1. The appearance of the proposed building is radically different to that of the established properties. If it is built to the current plans, the intrinsic character of the close will be irrevocably lost. Objection 1 to the application is exemplified by:

- the more spacious layout of all adjacent properties,
- a fundamentally different frontal appearance to the existing properties, including an atypical white rendered surface finish,
- there being a single storey flat roof building to be constructed over the existing driveway immediately adjacent to the neighbours driveway at No.21 (see also Objection 3),
- the complete removal of a driveway of similar length to the adjacent properties,
- there being no garage,
- car parking will be immediately adjacent to the footpath,
- a significant reduction in off-road parking.

OBJECTION 2. Drawing P1200 Rev P1 illustrates the appearance of the north facing wall of the proposed flat roof building to be constructed over the existing driveway (Objection 3 also refers). This wall will be seen from Nos.21, 22 and 23 as a featureless object that is incompatible with the character of TC.

OBJECTION 3. Evidence indicates that one and possibly more foul water manholes and the associated pitch fibre drains owned by Southern Water are buried under the block paving driveway of No.20 TC. This is the location for the proposed side extension. This element should therefore not be permitted due to drainage accessibility issues and the characteristic of pitch fibre drain pipes for long term distortion and eventual collapse. Its construction over these buried features is likely to pose a substantial risk to the future integrity of the shared drainage system between the properties at 22, 21 and 20 TC. Southern Water has recently been notified by letter dated 14th September of this possible contravention of Statutory Access Rights under The Water Industry Act 1991 (copy to ADC Planning Department).

OBJECTION 4. The residents of the vast majority of TC properties use their driveways or garages for parking their own and visitor's vehicles, thus keeping the narrow road clear. This enables unhindered access for refuse, recycling and garden waste vehicles turning at the end of the cul-de-sac. The hard standing area indicated for No.20 is inadequate to maintain this policy should more than two vehicles be present.

OBJECTION 5. Drawing P1000 Rev P1 shows the extent of the hard standing with two vehicles present. It becomes apparent that when a vehicle is parked at the extreme left thereon, it would have to manoeuvre over the existing grass verge and BT telephone access chamber to gain access to the road. The resulting damage would contravene the agreed care of the verges exercised by residents and authorised by WSCC (Highways email Ref:424018 dated 12th April 2016 refers).

OBJECTION 6. There is an inevitable conflict between Objections 4 and 5 in relation to (a) having sufficient off-road parking to keep the end of TC clear of parked cars to aid the access for large vehicles and (b) the required restriction on car parking spaces to prevent damage to the BT telephone access chamber and the grass verge. This conflict demonstrates only too clearly the incompatibility of the building as proposed.

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>