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14th June 2021

Shirley Rowley
50 Fircroft Crescent
Rustington
West Sussex
BN16 3HT

Case Officer: Richard Sherman
Telephone: 01903 737831
Email: Richard.Sherman@arun.gov.uk

Dear Sir/Madam,

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

Application No: R/116/21/HH
Site Address: 17 Mill Close Rustington BN16 3HR
Description of works: Erection of single storey rear extension

Thank you for your internet representation made on 12th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37379

Dear Sirs

Planning application ref no: R/116/21/HH - Planning Application for erection of single storey rear extension at 17 Mill Close.

I refer to the above planning application and request that my OBJECTION and comments be taken into account.

I am concerned that this planning application is very confusing. The proposals are covered by two applications. The planning application is only in relation to the single storey extension. The roof extension and alterations are the subject of an application for a Lawful Development Certificate (LDC). The plans submitted with the planning application show the proposed roof alterations which do not form part of that application. This is not only confusing but, even though there is a note referring to the LDC, if the Council gave approval for the extension it might imply that they were also granting permission for the roof works. The plans should be changed to remove anything that does not relate explicitly to the planning application.

Subject to my comments above I do not object per se to the single storey extension.

However, insofar as the alterations and extension to the roof are concerned I do object. The large rear facing dormer window will be un-neighbourly. It will result in a loss of privacy to the residents at the rear by way of overlooking. As such there will be a harmful Impact on residential amenities of neighbouring residents.

Although the layout of the roof alterations and extension are not included, it is clear that the amount of additional roof space created is considerable when related to the existing, modest amount of usable roof

space of the bungalow. If additional roof space is required then it would be far better to have the dormer window at the front which would remove any overlooking and be in keeping with the dormer already existing on the other half of the semi detached. Any windows on the north east side of the bungalow as extended at roof level should have opaque glass to ameliorate some overlooking.

Thank you.

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. 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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.