

3 Barnsite Gardens, Rustington, West Sussex, BN16 3QG



14th June, 2015

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

Dear Sir/Madam,

Planning Application ref R/121/15/CLP – 31 Andrew Close, Rustington

I refer to the planning application for Lawful Development above and wish to record my objections to it on the following grounds:

- 1) The plans for the building works are substantial; this planning application is an amended version of that submitted in February, Ref R/29/15/HH, which was refused.
- 2) The proposal will convert the existing bungalow into a two storey house by enlarging the loft space (particularly at the rear elevation where the rear wall is extended upwards) and converting this into an upper story. In comparison with other dwellings in the locality this constitutes over-development of the site.
- 3) The use of this new application for 'Lawful Development' should not be allowed to circumvent existing planning laws in place; in particular those relating to Arun District Local Planning and Rustington Neighbourhood Planning of 2014.
- 4) Except for the change in size of the development made to comply with this application, the fundamental nature of the application does not change and I would suggest that the councils' original decision should therefore remain in force.

My remaining objections are no different to those originally submitted with regard to the first planning application and these are:

- 5) All of the properties in the immediate area are low rise bungalows, so conversion of 31 Andrew Close to a house will materially affect the general appearance of the neighbourhood.
- 6) Currently, properties in the immediate area are not overlooked, particularly in the rear gardens which tend to be private. Whilst this might not be considered wholly relevant, the

addition of the upper storey will greatly impact on the appearance of the wider area and at the same time will adversely affect the privacy and enjoyment of many properties, notably neighbours in Andrews Close (either side 27 to 33) four properties in Old Manor Road (60 to 68) and six properties in Barnsite Gardens (numbers 1 to 11). I suggest that properties in Andrews Close opposite the proposed development will also be adversely affected in the same way.

7) The proposed development of the property would set a precedent for the area, and further development of a similar kind would materially change the original planning concept for the area.

8) The proposed development is detrimental to the the prevailing character of the area.

I shall be grateful if you will take these comments into consideration when assessing the application. Whilst this is an application for 'Lawful Development' I am concerned that the application should not overrule existing Planning Rules, as pointed out above.

Yours, sincerely

Robert Burn