

Richard & Christine Mountney
1 Barnsite Gardens
Rustington
West Sussex
BN16 3QG

Your Ref: OWPC6038
Our Ref: R/121/15/CLP 14-05-2015
Please ask for:
Mr D Easton

16th June 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Lawful development certificate for a proposed loft conversion.
31 Andrew Close Rustington

Thank you for your internet representation made on 16th June 2015 which has been recorded as '**an objection**' with the comments as follows:

We wish to register our objections to the application Ref. R/121/15/CLP for a lawful development certificate at 31 Andrew Close Rustington BN16 3QE as follows.

This application relates to a loft conversion for which an almost identical planning application Ref. R/29/15/HH was refused. The reasons for refusal relate in exactly the same way to the current proposals. I refer you to our letter dated 8th March 2015 advising our objections to the previous application which are also relevant to the current application.

The proposed alterations of the roof by reason of their size and scale, would detract from the appearance of the dwelling and would appear incongruous in the street scene and would be detrimental to the character of the area and contrary to policies GEN7, DEV19(i),(ii), (iii) and (v) of the Arun District Local Plan and Paragraph 64 of the National Planning Policy Framework.

The proposed alterations would significantly impact on the amenity of our and other neighbouring properties.

The extension of the roof space from a hip to a gable end with windows would wholly overlook our garden and living accommodation seriously impacting on our privacy. At present we are not overlooked by any other property. The proximity of the proposed windows which would overlook our property is of great concern. If the proposed development were to be permitted a condition should be imposed requiring all windows on the rear elevation as well as the side elevations to be obscure glazed and non-opening below 1.7m above floor level.

The area surrounding 31 Andrew Close comprises single storey bungalows to the north, south, east and west and there are no similar loft conversions or two storey buildings close by. Such a development would be inappropriate and set a precedent for future applications which would further degrade the area.

We are of the opinion that the proposed development is inappropriate particularly bearing in mind that an almost identical planning application has been refused for good reason. It would therefore seem appropriate that the planning authority consider that it is expedient that development should not be carried out, as described in Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015, unless permission is granted on application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Director Planning & Economic Regeneration