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6th July 2022

Mr J. Swain/Mrs. A. Lynton
Du Nord/Linsal Milton Avenue
Rustington
West Sussex
BN16 2PP

Case Officer: Louise Shaw
Telephone: 01903 737576
Email: louise.shaw@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/122/22/HH
Site Address: Berrow Milton Avenue Rustington BN16 2PP
Description of works: Single storey side and rear extension and hip to gable loft conversion including the installation of 1 x rear dormer following the demolition of existing garage.

Thank you for your internet representation made on 6th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48822

The notification of the planning application was not put up on public display until Friday 1st July 2022. It was placed on a lamp post outside number 2 Milton Avenue. Not outside Berrow.

The access to the proposed garage will need the drive to be extended to allow a vehicle to enter, losing valuable green space from the garden and lawn area. There may be further application required to increase the pavement cross over to allow easy access into the property.

The three bungalows (Berrow, Linsal, Du Nord) have a shared drainage/sewer system which is connected to the main sewer via a pipe work under the drive of Berrow. At present any problems can easily be identified by access to inspection covers on all three properties. The whole drainage run is accessible and therefore replaceable if necessary at minimal cost to each resident. The proposed application will put considerable cost of repairing or replacing the system were it to fail. Placing additional costs unfairly on Linsal and Du Nord bungalows.

The single storey rear extension and loft conversion will severely effect Linsals privacy and access to natural sunlight. The existing patio area in Linsals garden will be in the shade.

The proposed application will have a detrimental effect on the resale value of both remaining bungalows, making them unmarketable at their present value.

The property Berrow will cease to be classified as a bungalow once these changes are made.

The modifications once implemented will change the whole character of all three structures and they will not be in harmony with the surrounding properties.

The changes proposed could compromise the structural integrity of the foundations and roof. The three bungalows were built as unit.

The amount of work proposed would put considerable strain on the local traffic infrastructure parking during the day in this part of Milton Avenue is a nightmare.

The present occupier has two vans and a suv , there would be insufficient space on the proposed layout to house all three.

The closest neighbours to this property are in their seventies and mid to late eighties , they would have to put up with high levels of disruption, noise, dust and dirt unfairly.

There is a path way (one metre wide) which runs along the rear garden of Berrow to allow access into Linsals garden. This path must be kept clear at all times to allow access. Previous residents of linsal would daily take their bicycles to and from the garden. The new proposed rear extension would loose any privacy as the structure would be approx. 4 metres from the path way at its widest point.

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/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>