

Philip John
3 Merton Avenue
Rustington, Littlehampton
West Sussex
BN16 2ED

Your Ref: OWPC4970
Our Ref: R/15/15/PL 21-01-2015
Please ask for:
Mr D Easton

23rd February 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Proposed installation of 2 no. velux style windows to east and west roof elevations
1 Merton Avenue Rustington

Thank you for your internet representation made on 21st February 2015 which has been recorded as '**an objection**' with the comments as follows:

I object strongly to the above application as follows:

Loss of Privacy:

The installation of any window on the east side would have a direct line of sight into the windows of our home and down our garden, which I consider to be an infringement of our privacy rights. Their property is only a few feet away from ours: this is unacceptably invasive and intrusive.

The plan shows the view from the west side alleging that the properties to this side will be offered some form of screening by trees, lower pitched roof, and a garage. No such "protection" is afforded to our property.

There is no similar specific drawing to elaborate the impact on our property. The drawings provided incorrectly suggest that there is a long row of trees and hedges starting right next to the back of our bungalow down the entire length of our garden along the border joining 1 Merton Avenue to provide screening from this proposed development. This is not the case.

The decision notice dated 9 April 2014 relating to the alteration of the existing rear roof to form a gable end and attic room with front velux type window at 1 Merton Avenue (Application Ref: R/2/14/), it is stated "No windows - shall be constructed in the east and west elevations of the roof extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf. Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7 and DEV19 of the Arun District Local Plan". I feel very strongly that if this current application is permitted, it would severely impact on the amenities and privacy of the adjacent (my) property.

Design not in keeping with the surrounding area:

I do not believe this is in keeping with the surrounding area and current buildings. Any permission would therefore set a precedent and cause distress to the surrounding neighbourhood. The proposed velux windows are considerably larger than the existing front velux window and therefore would further differentiate No. 1 from Nos. 3 and 5 Merton Avenue and adversely affect the street scene.

As there is currently a velux window to the south side of the property (front aspect) I cannot see the requirement for a further one to the east.

General:

My partner has a serious back injury which limits her ability of movement, therefore our property and garden is her sanctuary.

No access will be given to contractors or other personnel to enter 3 Merton Avenue, Rustington to carry out any works or erect ladders or any subsequent supporting structures. As the entrance to our property is located to the side adjacent to 1 Merton Avenue, should this application go ahead, any debris falling from the roof of 1 Merton Avenue would fall straight into our property by our front door, as the path of 1 Merton Avenue alongside the dividing fence has been covered over.

If this application is permitted, I would request that hours of work are restricted to 8.00 am to 6.00 pm on Monday to Friday and no work at the weekends, as I work shifts. No radios or loud voices will be tolerated.

Any damage to 3 Merton Avenue resulting from debris or other items or injury to the occupants will result in a full Health and Safety Executive investigation and possible legal action.

Any debris cleared by us will be charged on each and every occasion (within reason) to the owner of 1 Merton Avenue.

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
Assistant Director Planning & Economic Regeneration