

Eric Hutchinson & Roger Brass
84 Sea Avenue
Rustington
West Sussex
BN16 2DL

Your Ref: OWPC25699
Our Ref: R/15/20/CLP 20-01-2020
Please ask for:
Zac Denton

10th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application for Certificate of Lawfulness for a Proposed Use - rear dormer & front velux
3 Dolphin Way Rustington

Thank you for your internet representation made on 7th February 2020 which has been recorded as '**an objection**' with the comments as follows:

We live on the Sea Estate and our property is directly to the east of the above property. Our gardens back on to each other as do the rear of our houses. We were unaware of any building work taking place at the above property until this week when significant works to the roof commenced. This led us to enquire via a property search online and consequently were able to view the plans.

On viewing the plans, more particularly proposed elevations drawing no. A030, we are very concerned about the impact upon us. The three new windows in the dormer, facing east, are directly overlook our property and as a consequence lead to a complete loss of privacy. The environment that we have lived in for the last 36 years is being completely altered by the building. The new windows in the development look directly into our lounge, bathroom, study and kitchen and overlook the garden. Since the building works have already started we have been able to take a number of photos which clearly show the loss of our privacy. We are happy to provide these if required.

I would respectfully draw your attention to the decision made on 8th January 2007 relating to our application ref. no. R/305/06. Condition 2 attached to that decision ruled out any windows overlooking the property to the north. I would expect consistency in your decision on R/15/20/CLP.

Finally you should be aware that the location and block plan drawing no.A001 contains an error. The wrong property on Dolphin Way is highlighted.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning