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1st October 2020

Dawn Dyson
15, Sea Avenue
Rustington
West Sussex
BN16 2DQ

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/160/20/HH
Site Address: 17 Sea Avenue Rustington BN16 2DQ
Description of works: Proposed two storey rear extensions and various roof alterations.

Thank you for your internet representation made on 27th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29897

Objection to the current plans being submitted for the proposed alterations to 17 Sea Avenue as the following needs to be taken into consideration.

R/160/20/HH

- 1) The proposed 1st floor balcony with double french doors and Velux roof lights on the east elevation will overlook a large area of the rear garden belonging to 15 Sea Avenue infringing on its current seclusion and privacy, this being a major change from the existing small opaque roof light.
- 2) The proposed hip to gable roof extension will obstruct light to the south facing windows of 15 Sea Avenue particularly during winter months when the sun is lower and could potentially block aerial reception to this property. It would also appear that the proposed roof line would also project beyond the existing one.
- 3) The existing lean to on the north elevation is set back from the boundary line. The replacement of the lean to by the proposed building works would further breach the boundary line. It is believed that responsibility for the boundary lies with 15 Sea Avenue.
- 4) The new parapet wall on the north elevation seems excessively high and will appear unsightly. Currently the two south facing lounge windows either side of the chimney breast have been decommissioned, however, should these be reinstated, they would face the proposed parapet wall. In addition, it will visually narrow the access to the garage of 15 Sea Avenue and potentially affect the property value.
- 5) There will be absolutely no access granted, or disruption made, to the garden of 15 Sea Avenue for any persons, building works, materials or maintenance related to the proposed extension of 17 Sea Avenue on the north boundary.

6) The proposed garage is too small to accommodate a vehicle which could potentially lead to undesired future plans for vehicle storage.

7) 15 Sea Avenue is a low level bungalow, currently adjacent to a similar size bungalow at number 17. The overall size of the proposed extension will completely dwarf number 15, reducing its desirability and potentially affect the value of the property.

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 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.