

R/165/17/HH

24 AUG 2017

61, Tennyson Avenue,

Rustington,

BN16 2PH

23rd August, 2017

Miss Kristine Shepherd

63, Tennyson Avenue,

Rustington

Dear Sir/Madam,

I am writing to express my objection to the size, layout and proximity to my property, of the above extension that has been erected at the rear of 61, Tennyson Avenue.

I had been led to believe that this was to be a small garden room for the purpose of being an alternative TV room. However, whilst I was away for 2 weeks having critical sight-saving surgery, this overbearing and enormous construction was built.

The plans submitted to yourselves, along with the Householder Application for Planning Permission, have certain facts which are incorrect and /or omitted totally.

1/ 1st page of PP-06231587 3. Description of Proposed Works

When were the works started? Answer: 06/05/2017!

I had my first eye operated on 03/04/2017 and the works were already well underway, with foundations and footings in place.

2/ 2nd page 7. Trees and Hedges

Are there any trees.....within falling distance?

There is an approx. 10metre tall specimen conifer within a metre of the extension, by the fence in my garden (please see photo enclosed). In addition, there is a eucalyptous tree within 3 metres of the build which I was asked if I would remove. I declined.

3/ 3rd page 11. Materials Roof/Walls

Description of existing materials Plain tile/Bricks. This was actually a glass conservatory with a composite plastic roof.

4/ The Plans submitted by RDV a Design, have conveniently omitted the boundary line between myself and the property in question, but the full boundary has been drawn on the other side. Without reference to the location plans, it would not be apparent that the fence line moves across into the garden of no.61, dramatically reducing the distance of the build from my property, in fact, this possibly moves it to within 1m of the fence.

5/ The drawing of the South Sectional Elevation: Scale 1:100, shows the window in the extension at the same height as the original building windows. This is not the case, it is in fact higher.

The height of this extension is not only overbearing and unnecessarily tall, the proximity to my property is both intrusive and distressing, with light pollution a serious consideration.

The drawings in no way reflect the reality of the build and it's impact on my property or my privacy and the fact that I can see the ceiling inside the build and the 1st fix light cables, means that I shall have no respite from the light in my conservatory or bedroom, let alone my patio.

R/165/17/HH

61, Tennyson Avenue, Rustington BN16 2PH

The owners of no. 61, intend to remove the existing window and door between the kitchen and the extension, thus creating a large living space which would be, in all probability, used not in an occasional manner. Due to the design of the new room, the only available wall for a large, wide screen TV, is the north elevation, which would mean that any flickering or light emitted would be highly visible in my conservatory or on my patio. In addition, whilst not a noisy couple, conversations can clearly be heard from the original kitchen and therefore, the position and proximity of the window in the extension would afford seriously enhanced noise pollution especially from a TV, which is only a matter of 3-4 metres from my bedroom window. The one thing that we as residents hold most dear, is that we are fortunate to live in a peaceful and tranquil part of our beautiful village and strive to keep it thus. Having endured over 4 years of a tortuous tenant and her family who disrespected everything about the area, with noise and threats being at the forefront of her campaign of intimidation, I had hoped that finally I might be able to live in my home without further distress, but the build holds many terrors not least the prospect of the owners moving in the future with the possibility of a noisy replacement so close to my home.

I appreciate that Arun District Council are under an immense amount of pressure with regards to the considerable amount of new builds and alterations that are currently underway in our area and that a cursory glance at the planning application may afford the conclusion that there is nothing untoward with regards to the drawings. However, as previously pointed out, the inaccuracy and deviations could be missed and don't necessarily fall within the permitted development rules without regulation. From many years of working in the Town Planning and Borough Developers departments of a large London authority, I know just how easy it is for an architect to embellish and deviate slightly, to the applicant's advantage but to the total detriment of the adjacent home-owner.

The enormity of the build is not immediately apparent from the plans, so I have included some photos which will demonstrate just how much of an impact it will have on me. My home has already been devalued and will limit saleability and any possibility of my extending out in future to even the boundary line, would probably be opposed due to the fact that it would block in both the bedroom and kitchen windows/light to next door. Indeed, another aspect of the height issue is that over the years, I have been able to sit in my garden and enjoy the late sun until approximately 8.30pm. The sun drops across the front of our homes but was still visible as it passed between no. 61 and 59. Due to the excessive height of this build, on midsummer's eve this year, when the sun is at it's max, I lost all sunlight by just after 6pm meaning that I now cannot enjoy evenings and have enclosed a before and after photo to demonstrate the impact that this has on my privacy and outlook.

The extension is not something to which I object, merely the height, proximity to my property and privacy issues with the placement of the window. Had the build been carried out as described to me, similar in size to the original conservatory with a brick wall to the south face, I should have been quite happy. Indeed, a lower roof edge with perhaps a traditional apex roof would have been more in keeping and had less of an impact. I feel that it was totally unnecessary to build an extension with a room height that exceeds the original bungalow, brickwork that is more than 4 courses higher than the original and a flat roof that is a 9 tile height above the build. I have also enclosed an aerial view photo to demonstrate the impact this is having on my property and to show just how enormous and out of keeping it is with the surrounding properties, setting a dangerous precedence, if admissible in it's current form, for a detrimental change to our well loved and traditional area of the village.

This is my objection to the extension at 61 Tennyson Ave. Thanking you for your kind consideration.

Yours faithfully

Miss Kristine E. Shepherd