



Rustington Parish Council
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Your Ref: OWQC19993
Our Ref: R/188/18/HH
Please ask for:
Mr Z Denton

19th September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

One & two storey extension to (South) side & rear (East)
81 Sea Avenue Rustington

Thank you for your internet comments made on 18th September 2018 which has been recorded as **'an objection'** with the comments as follows:

My Council has now had an opportunity to reconsider this application and, if it is possible, I would be grateful if you could arrange for its internet comment of no objection made on 11 September 2018, to be retracted and replaced with the following objections:-

(i) The proposal would present an over-bearing appearance which would have an adverse effect on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, Nos. 83 and 85 Sea Avenue and Half Timbers, The Thatchway

(ii) The proposal would result in a loss of privacy, by reason of overlooking to an unacceptable degree, for the aforementioned properties and, specifically, Half Timbers, The Thatchway, with two opening doors and five opening windows within less than one metre of the neighbouring boundary

(iii) The proposal would, most certainly, represent an over-development of the site

(iv) The proposal, by reason of its size, and the conversion of the garage into a living area, would, most certainly, increase the number of standing vehicles in both Sea Avenue and The Thatchway

(v) The Council is extremely concerned that this development would result in the loss of many mature trees which the local Planning Authority specifically stated in R/114/15/HH, Condition No: 8, were to be kept

(vi) The proposal would be in conflict with the Rustington Neighbourhood Plan (Policy 2 Housing Design).

Thanking you in anticipation of your positive response in this matter.

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 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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning