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Arthur Maxfield

Chaucer House  
7 Cross Road  
Willowhayne  
Rustington  
West Sussex  
BN16 2ST

10/31/2018

Dear Mr. Denton,

Planning Application Ref: R/197/18/HH – 1 Pigeonhouse  
Lane, Rustington

I am writing in relation to the above Planning Application and wish to object to on the following grounds.

My property, 7 Cross Road, sits directly to the east of 1 Pigeonhouse Lane, and will be directly overlooked by the proposed development. The principal living areas of 7 Cross Road is a large kitchen family dining area that face due south and west and is accessed by 4 meter bi fold door / windows that are directly overlooked by this development. Given that 1 Pigeonhouse Lane and 7 Cross Road are sited in very close proximity. I strongly object to the above development project which essentially represents the addition of a full second storey to the existing bungalow. All of the proposed extension and elevation work to the rear is to take place very close to our Western boundary.

The proposed rear extension is a bulky and unattractive structure and is not integrated in appearance with the existing building. These plans would create an overbearing structure overlooking in to my dining room / family room and garden. The dominant effect of the structure would have a serious adverse impact.

1 Pigeonhouse Lane is situated in an elevated position at the northern part of Pigeonhouse Lane close to the junction with

Jervis Avenue. This northern part of Pigeonhouse Lane is characterised by largely single and 1 ½ storey dwellings within relatively narrow plots with limited visual gaps to boundaries. The eastern end of Jervis Avenue is of similar appearance comprising bungalows and chalet-style dwellings.

**The principle of introducing a second storey to this bungalow would set an unwelcome precedent for the area as a whole and will impact on the character of the locality.**

As well as the specific issues highlighted above relating to my property, I consider this project clearly represents an unreasonable overdevelopment on this plot.

**It would be out of keeping with the local existing street scene and would adversely affect both our residential amenity and the visual amenity of the area.**

I would be grateful if you would take my objections into consideration when deciding this application.

