



Arun District Council
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21st October 2021

Peter & Valerie Adams
40 Pigeonhouse Lane
Rustington
West Sussex
BN16 2BE

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/222/21/HH
Site Address: 42 Pigeonhouse Lane Rustington BN16 2BE
Description of works: Single storey rear extension and hip to gable loft conversion with 2 x dormers following the demolition of existing rear conservatory

Thank you for your internet representation made on 20th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41340

With reference to the above application number R/222/21/HH in respect of 42 Pigeonhouse Lane, Rustington BN16 2BE we wish to record a number of strong objections that we have with regard to the proposed works. We are an immediate neighbour to the applicant and we are of the view that the proposed works will have a serious impact on our standard of living. Our objections are as follows:-

1. Our property, 40 Pigeonhouse Lane, Rustington, can be seen to the north of the applicant's plan on sheet A05. The red line on the plan is on our boundary and you can clearly see our garage is shown directly to the north of the boundary line.
2. The proposed extension to the rear would extend along a considerable part of our shared boundary (our southern boundary, the applicant's north). The proposed extension includes windows which would overlook our bungalow and garden. The addition of a balcony, will result in both our bungalow and our primary seating area in our garden being overlooked resulting in a serious invasion of our privacy. We feel the proposed extension does not afford adequate privacy for us and also with regard to our right to the quiet enjoyment of our garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed works would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.
3. The proposed extension will cause considerable overshadowing to our bungalow and garden and block a significant amount of light to our property. A large part of our garden, which runs along the proposed building line (our southern boundary the applicant's north), will see limited natural light and particularly so during the winter months when the proposed extension will block any winter sun.

4. We strongly object to the chimney which will again be situate on the boundary line (our southern, the applicant's north). Any smoke from the chimney will blow directly onto our property by virtue of the frequent south westerly winds we experience at the property and generally in this area. The smoke will have a considerable negative impact on our air quality. The smoke is also likely to cause considerable grime in our property and will affect when and how often we can open our windows and patio doors for 'fresh air'. We feel the chimney is in any event at complete odds with both the Council and the Government's proposals and polices to reduce energy consumption and emissions and the use of greener options.

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 including your name and address 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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>