



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

13th January 2021

Ian Gander
25 Cudlow Avenue, Rustington, West Sussex
BN16 2HF

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/237/20/HH
Site Address: 2 Central Avenue Rustington BN16 2HG
Description of works: Two storey side extension.

Thank you for your internet representation made on 12th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32795

My property is situated on the corner of Central Avenue and Cudlow Avenue sharing the northern boundary with the application dwelling. Having perused the above application I have some concerns with the proposal and would ask you to consider the following points / comments.

1. The proposal is very close to the southern boundary of my property. I feel its bulk will impact visually and being due south, reduce the available light levels considerably to my back garden and the rear fenestration of my dwelling. I consider that the distance between my southern boundary and the proposal should be a minimum of 4 metres.

2. The size and design of the proposal would, with very little modification, become a separate dwelling, attached to, but not reliant on the existing host dwelling. I consider that this should never be allowed without a future specific application and approval which should be resisted.

3. There is an existing fence (5 feet high with 1 foot trellis on top) running along the entire length of the borders of my property and no2 Central Avenue. My southern dwelling comprises (from east to west) a large decking area, bedroom/office, toilet, bathroom, kitchen, conservatory and a further small decking area. Correspondingly, the north side of the application proposes (from east to west) a side (front?) door, study, utility, kitchen and side (back?) door. I consider the proposal is too close to my property and would invade my privacy.

No 2 Central Avenue is centrally (approx.) situated on a double plot giving it a balanced appearance from the road. The proposal would appear to be more akin to a semi - detached dwelling. To the best of my knowledge, all of the properties on the Cudlow Estate are detached so an extension of this size, whether being to the side of the host dwelling, semi - detached or indeed detached would be out of character and balance.

Finally, I fear that the application could diminish the value of my property.

I would ask you to take account of my concerns when considering the application before you.

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/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.