



Arun District Council
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22nd December 2020

Richard J Smith
20 Knightscroft Avenue
Rustington
Littlehampton
West Sussex
BN162HN

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/253/20/HH
Site Address: 33 Knightscroft Avenue Rustington BN16 2HW
Description of works: Single storey annex building ancillary to main dwelling.

Thank you for your internet representation made on 21st December 2020 which has been recorded as an objection with the comments as follows:

OWPC32325

1. This application is for a separate (detached) single story, pitched roof, residential dwelling in the garden of an existing house. The plot in Knightscroft Avenue, itself part of The Cudlow Estate, sits within a development of approximately 100 mixed residential dwellings. The character of Knightscroft Avenue is defined by a relatively low density development offering a sense of spaciousness and open view. The planned new residential dwelling would be detrimental to the character and amenity of the immediate area.
2. If this development goes ahead as a separate dwelling it would set a precedent allowing separate residential dwellings to be built in the gardens of all properties in The Cudlow Estate. The character of the whole neighbourhood would be undermined. Subsequent density of dwellings within this area would be out of keeping with the surrounding area.
3. The footprint of the proposed new dwelling is over 40% of that of the existing house. This is out of scale with the character of the immediate area.

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.