



Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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4th January 2021

Mr & Mrs Onslow
14 Knightscroft Avenue
Rustington
LITTLEHAMPTON
West Sussex
BN16 2HN

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 4th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32511

We are unaware of any other property within the Cudlow Estate that has a separate second detached dwelling within a plot and believe this proposal contravenes the Covenant that states there should only be one inhabited dwelling per plot.

This application is for an individual dwelling within the garden that would be 1 metre away from the boundary with the neighbouring property No.35. The norm on this estate is to have a distance which is equivalent to at least the width of a driveway between any 2 properties. This reduced distance could bring a risk of increased noise and a loss of privacy to No.35 and the size of the proposed building is out of scale with the size of the plot.

There would be no restriction that this proposed dwelling is permanently for the sole use of a family member; the freeholder would be able to change the use at any time which could include temporary accommodation such as a short term let/holiday rental.

We purchased a property on this estate as there is no overcrowding and there are generous distances between the properties thus creating a feeling of openness. If this application is approved and further properties were also allowed to have ancillary residential garden buildings this would be detrimental to the very nature of the estate.

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](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.