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5th January 2021

Rustington Parish Council  
Mrs C Ward  
34 Woodlands Avenue  
Rustington  
West Sussex  
BN16 3HB

**Case Officer:** Zac Denton  
**Telephone:** 01903 737500 x37447  
**Email:** [Zac.Denton@arun.gov.uk](mailto: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 5th January 2021 which has been recorded as an objection with the comments as follows:

OWQC32537

My Council has re-considered this application and would like to rescind its previous submission to raise no objection (letter dated 22 December 2020 refers), and instead, wishes to object to it on the following grounds:-

- (i) The proposal for a single storey annex of over 13 metres in length, would span almost one complete side of the back garden, and would most certainly represent an overbearing impact on the neighbouring property, namely No. 35 Knightscroft Avenue
- (ii) The proposal would have an adverse effect on the privacy, visual amenities and quiet enjoyment of the occupier/s of the aforementioned neighbouring property
- (iii) The proposal, by reason of its mass, would represent an over-development of the site
- (iv) The proposal for an additional living space could increase the vehicular movement in close proximity of No. 35 Knightscroft Avenue, and would also result in an increase in pedestrian footfall along the eastern boundary of that property.
- (v) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan (mass and overbearing impact).

My Council is also concerned that whilst the proposal is stated to be for the use of a family member, there is no guarantee of this constraint in the future.

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 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.

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](http://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.**