

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, West Sussex BN17 5LF

Our Ref: CW/JM/PLAN/21
Date: 5 January 2021

Dear Sir

R/253/20/HH - Single storey annex building ancillary to main dwelling - 33 Knightscroft Avenue, Rustington

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.

Yours faithfully

Mrs Carole Ward
Clerk of the Council