

Ms T Duthart
23 Broadmark Avenue
rustington
West sussex
Bn162HQ

Your Ref: OWPC4380
Our Ref: R/255/14/HH 14-10-2014
Please ask for:
Mrs A Gardner

28th November 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Part pitched/part flat roof over side extension in place of previously approved flat roof
(resubmission following R/92/14/HH)

3 Central Avenue Rustington

Thank you for your internet representation made on 27th November 2014 which has been recorded as **'an objection'** with the comments as follows:

We strongly object to this planning request. We reside 1 house from the property and had objected to the previous application just months ago for the flat roof extension. Our objection was because the extension caused a obstruction to the natural light to our rear garden and property from 4pm onwards. The objections raised by both myself and my neighbour of 35 years were ignored and permission to build was granted. Now months later the owner has submitted plans to add a pitch roof rather than a flat roof which will hugely impact the natural light to our garden and for which we very much enjoy. The very reason we bought the property 8 years ago was for the South facing garden and the benefit of summer sun though to late evening in summer from the west which enters currently as the property was a single storey bungalow. It has been developed by the recent owners and has negatively impacted the enjoyment of our garden. If a pitch roof was installed we would have no sun after 4pm in our garden, previously enjoyed through to sunset 8pm summer time. We have a summer house in our garden which was constructed exactly in the position in the garden to benefit from the sunset and direct sun light. The pitch roof proposed was eliminate that sun and use and infringe our right to enjoy our garden, property and would infringe our basic civil libities. we also have 2 other social features built in our garden that benefit from the west facing sunset where the sunsets and direct light, being a BBQ area and Patio and outside function area we use often with out friends. When the pitch serves no purpose or function we believe it is not necessary to construct it, it is not in the interest of good neighbourly conduct and graces, given my neighbour his direct neighbour who has lived there for over 4 decades will also be negatively impacted by this unnecessary build. We ask that this permission be rejected on the grounds of being unnecessary and serving no function or purpose and negative impact on the neighbours property and enjoyment of the area. This is not in keeping with the other bungalows In the area, it is a over developed site and has caused much distress to all those surrounding properties and neighbours. I would also like to point out that the owner has already built the pitch roof proposed and installed the timbers without awaiting the outcome of the planning decision, this has been done without respect for due process and the right of others to raise an objection and therefore has already started to negatively impacted us. This is unacceptable in my view and at the very least they should of waited for the decision before making any alterations to the current structure, we also have reason to believe the property has not been built to the specifications of the drawings and is in fact even higher than the first permission was granted and therefore would stand even higher than the pitch is quoted to be when complete. Please could we ask that our objection be fully considered and the local residence use and enjoyment of their property

in the manner that they have come to enjoy, invested in and wish to maintain. That our properties are not devalued by a new neighbour seeking to increase the value of his own. The pitch requested does not serve any benefit or purpose but is purely a design to increase the value of the property to the detriment of the properties nearest to it. We thank you for your consideration. We also ask that the current pitch timber roof construction without permission be removed pending a decision on this most recent planning request. With thanks.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration