

Nei Orchard
5 Pigeonhouse Lane
RUSTINGTON
BN16 2AY

Your Ref: OWPC25377
Our Ref: R/270/19/HH 20-11-2019
Please ask for:
Zac Denton

3rd January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Ground and first floor rear extensions - resubmission of R/197/18/HH
1 Pigeonhouse Lane Rustington

Thank you for your internet representation made on 2nd January 2020 which has been recorded as '**an objection**' with the comments as follow s:

Once again, these speculative purchasers seek to profit at the expense of neighbours despite a pre-purchase warning that any development would breach Willowhayne Estate covenants. Contrary to the planning agents assertions these plans have not even been submitted to the Willowhayne Estate.

The proposed development is overbearing upon neighbouring occupiers both to the north and the south by virtue of the scale and massing. It is bulky and unattractive with a zinc roof/cladding totally out of keeping with the area. It will completely dwarf the property to the south and overshadow that to the north by virtue of extension to the full height of the ridge of the existing building. Such scale and massing will clearly have an unacceptable incongruous impact upon the character and appearance of the host bungalow, which has already been extensively extended. It is an overdevelopment of a small site and conflicts with D DM1 and D DM4 of the Arun Local Plan and policy 2 of the Rustington Neighbourhood Plan as it is not at all sympathetic to, nor in any way reflective of, the architectural style and character of the host bungalow nor its locality.

The proposed French doors and roof terrace will clearly intrude even more upon neighbouring occupier's enjoyment of their gardens than the previously refused proposals. The amenity of enjoying the late afternoon/evening Summer sun necessitates our sitting at the eastern end of our gardens which will intrusively be overlooked, as will the living space of 7 Cross Road.

These proposals represent an overdevelopment That will condemn the neighbourhood to a rash developers seeking similar permissions thus entirely changing the nature of the area, so attractive to retirees, and further exacerbating the existing shortage of bungalows which the former Housing Minister has already highlighted.

Permission should be refused outright.

Unfortunately it is not possible for the council to respond to each representation individually but your view s will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning