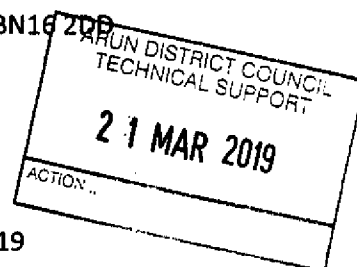


BY HAND

14 Meadway
Rustington
West Sussex, BN16 2DD

Mr Andrew Wood – Senior Planning Officer
Planning Department
Arun District Council,
Arun Civic Centre, Maltravers Road
West Sussex, BN17 5LF

**VERY
URGENT**



20th March 2019

Dear Mr Wood,

Reference Planning Application Number R/302/18/HH

First floor extensions to front, side and rear elevations, conversion of roof space to habitable use, including raising of ridge height and front and rear dormers -
16 Meadway, Rustington, BN16 2DD

We have examined the plans and details of the above planning application. Summarised simply in 'layman's terms' the **reality** of this proposed application is a complete redevelopment/rebuild of 'No. 16 Meadway' from an existing bungalow (documented on the 'Energy Performance Certificate' as 'Total floor area of 96m²') to a proposed house – a big house (a substantial two storey property with a much enlarged footprint)! Given that there are no houses in this part of Meadway this proposed house is overbearing and out of scale with neighbouring properties. All neighbouring properties are either bungalows or chalet bungalows. (Please see '1' below.)

Further to our recent telephone conversation we write to object to the above planning application as this proposed house would have an **adverse effect** on the residential amenity of the neighbourhood (as explained below). Two neighbouring properties to 'No. 16', in particular, would be **adversely affected** by the conversion of 'No. 16' from the existing bungalow to a big house, namely 'Nos. 14 and 18'. (Looking towards '16 Meadway' from the road we are the neighbouring detached chalet bungalow on the right of 'No. 16', i.e. 'No. 14'.)

On the following planning grounds the proposed house would:-

1. Be **overbearing and out of scale** compared to neighbouring bungalows and chalet bungalows.
2. Have a **negative visual impact** on the street scene as the **appearance of a big house** is out of **character** with neighbouring bungalows and chalet bungalows.
3. Have ground and first floor extensions where the proposed building line/footprint to the side and rear are out of alignment with existing neighbouring properties 'Nos. 14 and 18'.
4. **Overlook** properties 'Nos. 14 and 18' with **loss of privacy**.

Just to clarify we would not object to this planning application if 'No. 16' were converted from the existing bungalow to a chalet bungalow in keeping with neighbouring bungalows and chalet bungalows. However this is not the proposed plan and 'No. 16' is being converted from an existing bungalow to a 'big house' with 'four' unacceptable planning issues that would have a negative impact on neighbouring bungalows and chalet bungalows.

PTO/... →

We object to this planning application for a 'big house' on the following planning criteria.
The proposed development would:-

1. **Be overbearing and out of scale as its size would be incompatible with neighbouring bungalows and chalet bungalows in this part of Meadway as evidenced:-**

On the even numbered side of Meadway, the side of the proposed planning application:-

- 'Nos. 16, 18, 20, 22, 24, 26 and 28' are bungalows and 'No. 14' is a chalet bungalow.

On the odd numbered side of Meadway:-

- 'Nos. 21, 23, 25, 27 and 29' are bungalows and 'Nos. 15, 17 and 19' are chalet bungalows.

In this part of Meadway there are twelve bungalows and four chalet bungalows but no houses.

Therefore a house in this part of Meadway would be overbearing and out of scale with neighbouring bungalows and chalet bungalows.

2. **Have a negative visual impact on the street scene as the appearance of a big house is out of character with neighbouring bungalows and chalet bungalows**

There are no houses in this part of our street. The existing 'sixteen' properties are a blend of bungalows and chalet bungalows. (Please see '1' above.)

3. **Have ground and first floor extensions where the proposed building line/footprint to the side and rear are out of alignment with existing neighbouring properties 'Nos. 14 and 18'. The bulk of the extended side walls would therefore adversely affect the residential amenity of neighbouring properties 'Nos. 14 and 18'.**

The bulky size of the extensions, on the ground and first floor, to the side and rear of the proposed house at 'No. 16', would significantly extend beyond 'No. 16's' existing footprint, and beyond the existing rear single storey building lines of 'Nos. 14 and 18'. Because of this 'Nos. 14 and 18' would both be faced with a two storey solid brick side wall where at the moment there are no walls.

An important part of the residential amenity of neighbouring properties 'Nos. 14 and 18' is 'the enjoyment of a view' as there are no walls! However 'Nos. 14 and 18' would suffer the consequential 'loss of an existing view' if the proposed ground and first floor extensions were built.

4. **Overlook properties 'Nos. 14 and 18' with loss of privacy**

Once again the proposed house at 'No 16' would have a big negative impact on the two adjacent properties, namely 'Nos. 14 and 18' in particular! At the moment the gardens of 'Nos. 14 and 18' are not overlooked by windows of neighbouring properties! However if the proposed development of 'No. 16' is completed 'four' first floor rear windows, on the west side, would overlook the gardens of 'Nos. 14 and 18' and the residents of 'Nos. 14 and 18' would therefore be overlooked and lose their privacy!!

This proposed application for a 'big house' at 'No 16' would fundamentally alter the street scene, is incompatible with its existing neighbouring properties and is unsympathetic to this part of Meadway. We therefore object to this application on the above 'four' planning grounds.

As an alternative to the above proposal, we would support, and have no objection to (a planning application) if 'No. 16' were to be converted from the existing bungalow to a chalet bungalow that is in keeping with the 'sixteen' neighbouring bungalows and chalet bungalows.

Yours sincerely,



BY HAND

Mr Zak Denton – Planning Officer - Case Officer

Planning Department
Arun District Council,
Arun Civic Centre, Maltravers Road
West Sussex, BN17 5LF

**VERY
URGENT**

14 Meadway
Rustington
West Sussex, BN16 2DD

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

21 MAR 2019

20th March 2019

ACTION...

Dear Mr Denton,

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On the following planning grounds the proposed house would:-

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