

19 March 2026

17 Evelyn Avenue,
Rustington,
West Sussex BN16 2EJ.

Dear Sirs,

PLANNING APPLICATION R/31/26/HH: 15 EVELYN AVENUE BN16 2EJ

1. We are writing to object to this application to turn a two bedroomed bungalow into a four bedroomed house on the following grounds:
 - a. that the size of the development and its closeness to adjoining properties makes it overbearing, with a significant loss of daylight to adjacent properties;
 - b. that it includes an oversized dormer with windows that will closely overlook other properties' rear gardens with consequent loss of privacy;
 - c. that it is out of keeping with the properties in this part of Evelyn Avenue visually and in its size and extensive use of cladding;
 - d. that it would set a precedent for a fundamental change in the character of the area (as described in the Rustington Village Design Statement and underpinned by the Arun Local Plan and Rustington Neighbourhood Plan) with the loss of much needed single storey properties for older people and those with mobility issues.
2. My wife and I bought our bungalow at 17 Evelyn Avenue BN16 2EJ for our retirement home because of its secluded back garden and because of the long established character of the area, being a quiet backwater mostly of similar properties and mostly with older residents for whom single level living is important. The proposed change to 15 Evelyn Avenue would mean that instead we would be living very close next door to an overbearing four bedroomed family house with our privacy affected by dormer windows (for two bedrooms and a bathroom) with the outer ones (the bedrooms) situated very near to the boundaries with the adjacent properties and directly overlooking those gardens at close quarters. There is only 5 metres between No 15 and No 17 and even less distance, 2 metres between No 11 and No 15.
3. Apart from the direct effect on our property and our enjoyment of it, the change in the character of Evelyn Avenue would have potential consequences for other streets in the area and Rustington's demographics.
4. The street scene would be ruined by the mass of No 15, with the new breadth of its steep roof and the extensive use of cladding. The main body of Evelyn Avenue is of single storey properties and Nos 15 and 17 are in the middle of a row of ten (Nos 7 to 27) originally identical 1950s bungalows that remain of uniform appearance. Although there are some properties of other types in Evelyn Avenue these are at the ends of the road and on suitable plots. The justification for the cladding, ie that it is used elsewhere in Evelyn Avenue, is misleading. There is no cladding on our row of ten bungalows. Only five properties in the road have any cladding, all limited to infill on the gable ends of bungalows. This, therefore, would be the only one to have so much cladding and would be totally out of keeping.
5. Also the lawful development (R/6/26/CLP) for the loft extension was decided (on 12 February 2026) on the basis of tile hanging rather than cladding, though the plans submitted with this application do not show that.

6. Evelyn Avenue is in the second (southern) of the three parts of Character Area 6 the Rustington Village Design Statement, described as being “characterised by mainly semi detached and detached bungalows”. Thus a change from a two bedroomed bungalow to a four bedroomed house would set a precedent for the area that seems at odds with Policy 2 of the Rustington Neighbourhood Plan; this “requires the design of all housing schemes to reflect the local character of different parts of the parish by responding positively to the relevant guidance in the adopted 2010 Rustington Village Design Statement”. Policy 2 of the Statement says that proposals (including alterations to existing buildings) will be supported, provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. The proposal for 15 Evelyn Avenue does not comply with this, notwithstanding various claims in the Planning Statement with the application.

7. The predominance of bungalows in this area makes it particularly suitable for older residents or others with mobility issues, who value peace and quiet and for whom single level living is important.

8. Although these residents die off, to allow their properties to be converted into family homes would prevent other older people or those with mobility issues from moving into them and would further change the demographic mix of the village. With so much family housing being built all around Rustington, it is undesirable at least to allow a relatively small area of properties suitable for more elderly residents to be changed into family houses too.

9. The Planning Statement in respect of this application includes various incorrect or potentially misleading assertions concerning the properties in the area and compliance with elements of the Arun Local Plan and the Rustington Neighbourhood Plan and the Rustington Village Design Statement. The annex identifies these.

10. This application closely followed a permitted development application for a hip to gable loft extension with rear dormer that was decided too quickly for us to express our concerns about overbearing and loss of light and privacy. But that Lawful Development Certificate should not justify acceptance of this proposal if it would not have been accepted had the full proposal been apparent at the outset.

Yours faithfully,

M R TREPTE

T S TREPTE

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

ANNEX to 19 March 2026 letter

Planning Application R/31/26/HH: Comments on Planning Statement

Section 1, Introduction

This states that the proposal will ensure “that the development remains sympathetic to the character of the property and its surroundings”. This is not correct. It will change a two bedroomed bungalow into a two storey four bedroomed house and will be and look very different from the other properties in the middle part of Evelyn Avenue, which are all bungalows.

Section 2, Site and Surroundings

This states that Evelyn Avenue ‘comprises a mix of bungalows and extended properties and the area displays varied architectural styles and materials, including the use of external cladding on several neighbouring properties’. This is at least potentially misleading. There are a few chalet bungalows and a couple of bungalows with front dormers and three houses, but they are all at the two ends of the road and are on suitable plots. The extensions to bungalows have been single storey and the cladding on the few bungalows that have it is confined to the small areas of the gable ends.

It also states that “the plot is of sufficient size to accommodate the proposed development without detriment to neighbouring amenity or the established street scene”. The plot may be big enough for the development, but there is detriment to the amenity of the adjacent properties because it is so close to them, with only 2 metres between No 15 and No 11. And it will be detrimental to the street scene by placing a 4 bedroomed house in the middle of a row of 10 identical bungalows and opposite another row of bungalows.

Section 3, Description of the Proposed Development

The “recently secured permitted development approval for the conversion of the existing hip roof to gables and the formation of a rear dormer” (R/6/26/CLP) did not allow the use of cladding as it is not an original material.

Section 4, Design and Materials

This says that “the proposed design has been carefully considered to complement the existing dwelling and reflect the character of Evelyn Avenue” and seeks to justify extensive cladding by reference to five properties with cladding, but these only have it on the small gable ends. Therefore, it is not correct, as it states, that “the proposed use of cladding will therefore be consistent with the prevailing character of the area”. All the other properties are brick, with one house near the end of the road rendered and painted.

It also states that “the dormer and roof alterations are proportionate to the existing building and are designed to appear subordinate to the main roof form”. But the proportions of the four bedroomed house are quite different from the two bedroomed bungalow that it will replace.

Section 5, Impact on Character and Appearance

This says that the development “respects the scale, massing, and form of the existing dwelling and neighbouring properties”. But a box like four bedroomed house will be massive among two bedroomed bungalows.

It also says that “the introduction of cladding reflects established local character” when the only cladding in Evelyn Avenue is the infill on the gable ends of five bungalows.

And it says that “as such, the proposal will not result in any harm to the character or visual amenity of the property or its wider surroundings”, which, for the above reasons, is not the case.

6. Impact on Residential Amenity

This says that “the single-storey rear extension will not result in unacceptable overshadowing or loss of outlook”. But the new mass of the property will be overbearing and reduce daylight in the living areas of the adjacent bungalows. It says that “obscure glazing to side windows will

protect neighbouring privacy” but this is not the case with the dormer windows. The dormer would not, as it says ‘minimise overlooking and visual intrusion’. These bungalows are chain linked detached properties and are built close together - 2 metres between No 11 and No 15 and 5 metres between No 15 and No 17. So the windows near the outer edge of the dormer will be very close to neighbouring gardens and overlook virtually the whole of them with consequent loss of privacy. And it is an intrusive structure that would be very overbearing and overshadowing. The “adjoining occupiers” know that this will have a significant adverse effect on our “standard of residential amenity”.

Section 7. Planning Policy Considerations

Key points in this section are incorrect. The whole reads as follows.

“The proposal has been assessed against relevant local planning policies, including:

Policy D DM1 of the Arun Local Plan

Policy D DM4 of the Arun Local Plan

Policy 2 of the Rustington Neighbourhood Plan

Part M of the Arun Design Guide

The development accords with these policies by

Respecting local character and distinctiveness;

Demonstrating high-quality design;

Safeguarding neighbouring amenity;

Using appropriate materials;

Ensuring that alterations are proportionate and well-integrated.”

In our view this does not ‘respect local character’, being out of keeping with the second area of Character Area 6 in the Rustington Neighbourhood Plan.

Nor does it meet the D DM1 Arun Local Plan requirement to ‘reflect or improve upon the character of the site and the surrounding area in terms of its scale and massing’.

Nor does it meet the Arun Local Plan D DM1 requirement to “have minimal impact to users and occupiers of nearby property and land, for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance”.

It also does not ‘safeguard neighbouring amenity’ as it states. It cites Arun Local Plan D DM4 but this requires that “the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties”, but this does.

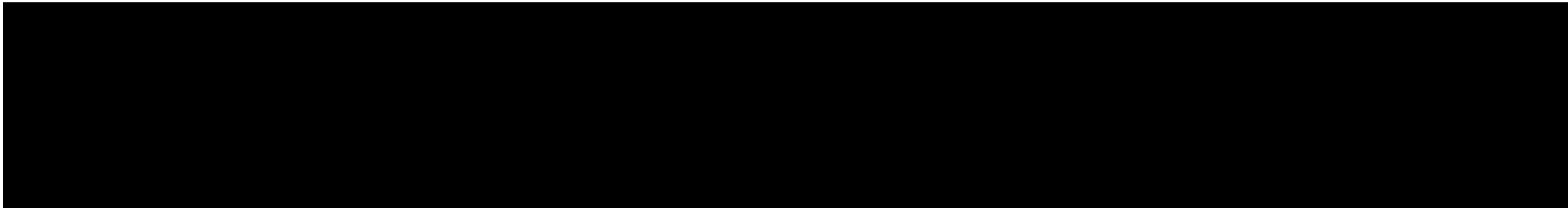
Similarly, it does not comply with Policy 2 of the Rustington Neighbourhood Plan with its references to: the Rustington Village Design Statement Character Areas; ‘reflecting the character and scale of the surrounding buildings’; avoiding “impact on surrounding properties”; and seeking “to maintain privacy ... to existing neighbouring properties” and “lessen its impact on the surrounding area”.

And it is not correct that the proposal ‘uses appropriate materials’ with the extensive use of cladding that does not exist on the existing building and is little used elsewhere in Evelyn Avenue.

Also, Part M of the Arun Design Guide states that “Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing”, which this proposal doesn’t.

Section 8. Conclusion

This includes claims that: the development 'respects the character of the surrounding area; the use of cladding is consistent with established patterns of development along Evelyn Avenue and will not result in harm to visual amenity; and the proposal fully complies with relevant local and neighbourhood planning policies and design guidance'. In our view, this is not correct, as detailed above.



PL- Rep



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



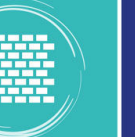
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 20 March 2026 08:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Planning Application R/31/26/HH - 15 Evelyn Avenue BN16 2EJ

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

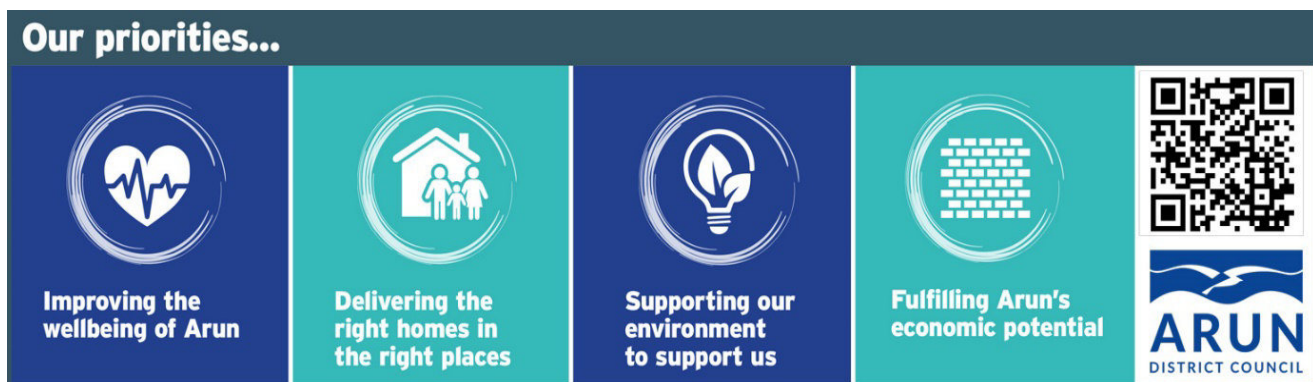
E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>





From: Michael Trepte [REDACTED]
Sent: 19 March 2026 11:40
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application R/31/26/HH - 15 Evelyn Avenue BN16 2EJ

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Arun DC Planning Department,

Please find attached an unsigned letter from my wife and me objecting to the above planning application, R/31/26/HH re 15 Evelyn Avenue BN16 2EJ.

Mick Trepte.