

22 June 2026

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

Dear Sirs,

PLANNING APPLICATION R/77/26/S73: 15 EVELYN AVENUE BN16 2EJ

My wife and I are writing as the owners of 17 Evelyn Avenue to object to the proposal (R/77/26/S73) to reinstate the extensive cladding that was removed from the previous application (R/31/26/HH). The cladding at the sides would be clearly visible from the street and the cladding on the rear dormer would make it even more intrusive.

Use of cladding was removed from R/6/26/CLP because it did not comply with the rules for lawful development, not being an existing material. However, extensive use of cladding was then included in R/31/26/HH. It was removed in a 30 March 2026 Substitute Plan, presumably in response to objections to its use that had been submitted. The substance of these objections remains valid. The cladding would be quite out of keeping with the street and would be very noticeably visible from the street at the sides as well as the front, especially with the hip to gable loft conversion. 15 Evelyn Avenue sits in the middle of a row of eleven architecturally uniform bungalows that do not have cladding. Furthermore, cladding is only used at all in Evelyn Avenue for five small gable infills and extensive cladding as proposed is hardly to be seen in the adjacent streets.

Regarding the rear dormer, the Case Officer's Report on R/31/26/HH confirmed that as proposed it "would not strictly comply with the ADG or RNP policy 2 and would not be a subservient addition within the rear roof slope". It was dismissive of neighbours' concerns about this but the reversion to cladding would make it even more obtrusive for us.

It is implicit in the reasons stated for the proposed change in this application, R/77/26/S73, that the development approved under R/31/26/HH, without extensive cladding, could not "be completed in a viable and timely manner". In that case the application should not have been made on that basis. It could be inferred that removing the extensive use of cladding from it was designed to remove a potential stumbling block. Indeed, it is arguable that the application was approved on a misleading basis if this significant variation is approved.

Yours faithfully,

M R TREPTE

T S TREPTE

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

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 22 June 2026 11:19
To: Planning Scanning
Subject: FW: Planning Application R/31/26/HH - 15 Evelyn Avenue BN16 2EJ
Attachments: 15 Evelyn Avenue Plan App - Arun DC Letter 22.6.2026.rtf

PL- Rep

Please redact

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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

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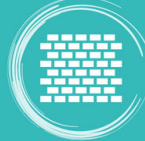
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 22 June 2026 10:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application R/31/26/HH - 15 Evelyn Avenue BN16 2EJ

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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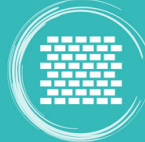
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From: Michael Trepte [REDACTED]
Sent: 22 June 2026 09:50
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application R/31/26/HH - 15 Evelyn Avenue BN16 2EJ

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Arun DC Planning Department,

Please find attached a letter from my wife and me objecting to the above planning application, R/77/26/S73 re 15 Evelyn Avenue BN16 2EJ, seeking a variation of condition 2 imposed under R/31/26/HH.

Mick Trepte.