

16th March 2026

Mr and Mrs Mullen-Orriss
7 Evelyn Avenue,
Rustington
West Sussex
BN16 2EJ

Case Officer: Susan Haley
Telephone: 01903 737694
Email: susan.haley@arun.gov.uk

Dear Sir/Madam,

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

Application No: R/31/26/HH
Site Address: 15 Evelyn Avenue Rustington BN16 2EJ
Description of works: Single storey front porch and rear extension to replace the existing conservatory, proposed hip to gable extensions, a rear dormer, roof lights and side windows with obscure glass.

Thank you for your internet representation made on 14th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82145

planning application ref R/31/26/HH

To whom it may concern,

As a neighbour from a few doors away from the property, I would like to highlight several concerns I have regarding the planning application as follows:

1. loss of natural sun light

The proposed development appears significantly larger and higher than the existing structure and would be likely to reduce natural sunlight and daylight to neighbouring properties. Due to the proximity and height of the proposed two-storey building, it is likely that the development would breach the commonly applied 45-degree daylight guideline used by many planning authorities to assess loss of light to neighbouring properties. This suggests that the proposal may cause unacceptable loss of daylight to the neighbouring bungalows.

This is particularly concerning for adjacent homes whose main windows and gardens may be overshadowed. Such loss of light would negatively affect residential amenity.

2. Out of Character with the Street

The proposed design does not appear to be in keeping with the character of the surrounding road. The existing street consists largely of properties of a similar scale and style, and where there are larger houses (further down Evelyn Avenue towards the coastline) they sit on a larger plot of land which accommodates the larger property i.e. they are more proportionate to the plot they sit on and to the adjacent properties.

The proposed development would introduce a building that is noticeably different in form and mass, disrupting the established streetscape.

3. Inappropriate External Materials (Cladding)

The use of external cladding as proposed would appear visually out of place in the context of the surrounding houses, which predominantly feature traditional brick or rendered finishes. The properties that do have some cladding only have a small section of decorative cladding on the front elevation. As I understand it the proposal is to have large sections of the property covered in cladding. This material choice would therefore detract from the overall appearance and character of the street.

For these reasons, I respectfully request that the planning authority refuse this application or require significant revisions.

Yours faithfully

Mr and Mrs Mullen-Orriss

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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