

18th March 2026

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

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 18th March 2026 which has been recorded as an objection with the comments as follows:

OWQC82246

(i) The proposal for hip to gable extensions both sides and an extensive full property width rear dormer, by reason of its size, mass and design would present an overbearing and unsympathetic appearance for the occupiers of the neighbouring properties, and would result in a serious loss of light and privacy, particularly for the occupiers of No. 11 Evelyn Avenue, which is only two metres in distance away. This would, most certainly, adversely affect their visual amenities and quiet enjoyment to an unacceptable degree

(ii) The proposal, on a property in the middle of a row of similar detached bungalows on the west side of Evelyn Avenue, would represent an intrusive feature, which would be totally out of keeping in this vicinity

(iii) The accumulation of the hip to gable extensions both sides and the over-sized rear dormer render the proposal to be totally out of keeping with the street scene and would most certainly be prejudicial to the established character, amenities and environment of the locality

(iv) The proposal, in respect of the cladding to the front of the property, would adversely affect the character and appearance of the street scene, where all other nearby properties have brick frontages. This would present a fundamental change aesthetically.

(v) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan which states that the development should not impact in any way on surrounding properties, nor detract from the character of the local area (mass and overbearing impact)

(vi) The proposal, if approved, would make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

My Council has asked me to advise you that if the original application for a Lawful Development Certificate (R/6/26/CLP) had been a full Planning Application, it would have submitted an objection, due to the major change to the street scene, the overbearing affect and loss of light and privacy, particularly on the neighbouring property to the south (11 Evelyn Avenue), accentuated by the fact that the two properties are only two metres apart. It would have also conflicted with Policy 2 of the Rustington Neighbourhood Plan.

My Council is firmly of the opinion that the Lawful Development Certificate (R/6/26/CLP) followed by this full application represents an abuse of the permitted development rights, as it is clear the intention was to completely alter the street scene and locality design.

In closing, following further detailed consideration of this application, my Council would like to request that arrangements are made for a Site Visit to take place, prior to any decision being made.

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 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.

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>