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28th April 2021

Anthony Stacey
28 KNIGHTSCROFT AVENUE
RUSTINGTON
WEST SUSSEX
BN16 2HW

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application No: R/61/21/CLP
Site Address: 33 Knightscroft Avenue Rustington BN16 2HW
Description of works: Lawful development certificate for a proposed outbuilding ancillary to main dwelling.

Thank you for your internet representation made on 27th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35464

I write on behalf of Mrs Jane Gardner of 35 Knightscroft Avenue, the adjacent property...and as a member of the Knightscroft Avenue road committee.

This application is simply a re-run of R/253/20/HH which was withdrawn, prior to being refused earlier this year.

The application was objected to by Mrs Gardner and others, as it constituted a self contained annex, for full time living, in contravention of a road covenant allowing only one property per plot.

It was also considered grossly disproportionate, in several dimensions, which have hardly changed in this application

The newly submitted plans with just a one metre reduction in width, could still be used as living accommodation if fitted out accordingly, once the shell is complete. We note that the same architect has simply failed to provide any internal plans presumably hoping to push the application through, without further comment.

Kindly note that Rustington Parish council also strongly opposed the original plans on a variety of grounds

Furthermore we wonder why only 3 days has effectively been allowed for comment when this application was submitted on 23 March 2021.

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

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

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

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.