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4th May 2021

Mr & Mrs Onslow
14 Knightscroft Avenue
Rustington
LITTLEHAMPTON
West Sussex
BN16 2HN

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 30th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35607

This application is virtually identical to previous application R/253/20/HH except that the distance to the neighbouring boundary has been increased from 1 metre to 2 metres and all internal plans have been omitted. This previous application received a number of objections, including one from Rustington Parish Council and one from ourselves, and was subsequently withdrawn.

The proposed building is almost the same size and with the same potential that it can be used as a permanent self contained dwelling for a sole family member as was stated to be the purpose in application R/253/20/HH. The plans include windows, roof windows and doors that would enable and suggest the building is to be used for a residential purpose. In this event there would be two residential dwellings within the one plot which contravenes the Cudlow Estate Covenant that states there should only be one inhabited dwelling per plot.

Furthermore we re-iterate the size of the proposed building is greatly out of scale with the size of this single plot.

We consequently strongly object to this application for a Lawful Development Certificate as should this be granted without being conditional on planning approval being required the residential purpose of the building could be restored without a planning application process.

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.