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24th May 2021

Mrs Susan Alcock
72 The Martlets
Rustington
Littlehampton
West Sussex
BN16 2UE

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@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/89/21/HH
Site Address: 74 The Martlets Rustington BN16 2UE
Description of works: Erection of a timber single storey granny annexe for ancillary use to the main dwelling.

Thank you for your internet representation made on 22nd May 2021 which has been recorded as an objection with the comments as follows:

OWPC36570

Firstly if passed this application sets a precedent for every house from Number 64 to us at 72 to allow an annexe to be built at the bottom of their garden. As this is a terraced range of properties, apart obviously from the end houses, This would be most unsuitable with regards to sanitation, refuse collection, car parking and all aspects relating to increased population in a small environment. Coupled with what was a proposed development behind Rustington Convalescent Home of a further number of properties, this seems unrealistic. I object to the application on the following points: Firstly and most importantly, I find it extremely surprising and worrying that this application makes no reference to the element of emergency services access. The application clearly states that there will be no independent access to the property. The only access to the 'Granny Annexe' will be via entry through the house or garage. I find this situation dangerous. Should Mrs Lax require emergency help then she will be reliant on someone in the house 24/7, to allow access through to the annexe. Access via the alleyway at the rear of the property would not be 100% guaranteed and would inevitably be delayed in an emergency. The application clearly states that the property is not overlooked. I fail to understand this comment, when yards away from the proposed site is a three storey block of flats which clearly overlook Mrs Lax's garden. We too, at No 72 can look into her back garden from our rear bedroom and bathroom. There can be no privacy in any way relating to the site of this annexe. On the basis of being able to see into Mrs Lax's garden and the proposed annexe, it would mean that domestic lighting would undoubtedly reflect into the rear of our property. With the design of the annexe and substantial lack of windows, I suspect that domestic lighting would be required for almost 24 hours a day. There is an intruder light at the bottom of her garden at present which lights up at all times of the night, with visiting cats, etc. Its intrusive but intermittent, unlike the requirement for a residential dwelling, and what lighting would be required for her safety between the house and annexe? Parking is limited in the vicinity of the properties from No 64 -

No 74. At present not all residents have vehicles, but that could change. More residents and more vehicles from one property would exacerbate this situation. There is rear access from the properties to an alleyway which contain refuse bins. No 74 is at the end of this passage. It seems unclear whether access will remain from her garden at the side of the proposed building and presumably further bins will be required for a bigger household. Mrs Lax in her letter mentions that a similar structure was built in the garden of No 70 The Martlets. This workshop was built prior to our taking up residence at No 72. However we were advised by the original vendors that they had objected strongly to the structure, but as the building was under a certain height, it did not require planning permission so no formal objection could be made. They did admit that it had been a contributory factor in moving away as it had put a considerable strain on neighbourly relations. We were happy to buy the property on the basis that the structure in the neighbours garden was purely as a workshop and storage. This means there is no noise or intrusive lighting emanating from the property during unsocial hours. Finally to summarise, I feel that this proposal is totally inappropriate for such a small property. The gardens are relatively tiny in comparison to an average house and this annexe would take up almost 50% (looking at the plans) of the garden. It would spoil our entire outlook and that of adjoining residences.

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](https://www.arun.gov.uk/planning-decision-process).

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/weekly-lists>

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 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.