

Matthew Phelps
6 St Anthony's Way
Rustington
West Sussex
BN16 3EA

05 July 2018

Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

F.A.O. Mr T. Bloomfield

Dear Sir,

Planning Application R/90/18/HH, 9 Park Drive, Rustington.

I have recently been made aware of the above re-submitted planning application, which relates to a neighbouring property that backs onto the rear of my property in St Anthony's Way. I am writing to object to the said planning application.

Firstly, I would mention that the advertising of this renewed application appears to be somewhat furtive. The only displayed notice is attached to the house, which would require civil trespass in order to read it. When the original application was submitted, the planning application was displayed on lamp posts in Park Drive and St Anthony's Way.

I also notice that the description applied to the application now says only "side and rear extension with rooms in the roof" and no longer makes specific mention of the intention to raise the height of the roof and create a balcony area. The plans show quite clearly the intention to raise the roof and to also considerably increase the second floor area in size.

In essence, there appears to be very little change to the original application on the western elevation, other than the removal of the proposed low level balcony. This actually makes the position worse from my perspective. It would, of course, be very easy to erect a balustrade or other surround to the balcony after the event, should planning permission be granted.

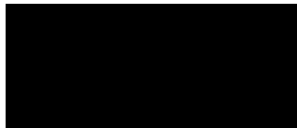
I am particularly concerned that the flat roof extension to the rear, serviced by patio doors on the first floor, will create a viewing platform providing ample opportunity to unacceptably overlook the rear and back garden of my property. This will inevitably lead to a reduction in my level of privacy. Furthermore, the existence of a flat roof balcony area, with or without a balustrade or other form of surround, is bound to be used for socialising and likely introduce noise nuisance into an area that is otherwise tranquil.

The proposed extension will increase the height of the property, further potentially affecting the level of privacy I currently enjoy. There are no other properties in the area with such height and the proposal is therefore not in keeping with the surrounding properties. An increase in the overall height of the property will reduce the level of winter morning sunlight currently enjoyed by my back garden, impacting my children.

Although the application is described as an extension, the changes to the original structure are so significant that once work commences, it is likely to be simpler and more cost effective to demolish the existing structure and rebuild from scratch.

In conclusion, I wish to register my objection to this application. I strongly oppose a flat roof ground floor extension to the rear (west) of the property, particularly where patio doors provide ready access to the flat roof from the first floor, which may then potentially be used as a viewing platform. I also believe that the additional height of the property does not reflect the character of the locality and will adversely impact my enjoyment of winter sunshine.

Yours faithfully

A black rectangular box redacting the signature of M. R. Phelps.

M. R. Phelps