



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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19th June 2020

Mr Hill
2 Grafton Close
Rustington

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: R/91/20/PL
Site Address: 6 Manor Road Rustington BN16 3QT
Description of works: Demolition of existing garage & store on existing dwelling & erection of 1 No detached bungalow to rear.

Thank you for your internet representation made on 18th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27872

We would refer the planning department back to the original application (R/268/19/PL) and the grounds for refusal.

we are pleased to see the design has been changed to a bungalow and that the height and depth of the proposed dwelling is more in-keeping with the existing adjacent bungalows, however we do have concerns that should the planning department be in approval of the proposal, future development of the site could follow by way of extending the roof height over the bungalow to provide first floor living accommodation (similar to the original refused scheme). we would hope the planning department give consideration to this and would they have 'permitted development' rights.

Although we are not against seeing some sort of small development of the site which is in-keeping with the existing local area, the concern would be that with a number of local properties having similar long back gardens that an approval could lead to more applications being submitted of this type for back land development which would make it much harder for the planning department to resist if they have approved something similar.

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. 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.