Ms Duthart & Mr Dawtrey
Maitlands, 23 Broadmark Avenue,
Rustington, West Sussex

BN162HQ

Your Ref: OWPC2829
Our Ref: R/92/14/HH *16-04-2014*
Please ask for:
Mrs A Gardner

28th May 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Side/rear extension and loft conversion
3 Central Avenue Rustington

Thank you for your internet representation made on 28th May 2014 which has been recorded as '**an objection**' with the comments as follows:

We purchased our property in Broadmark Avenue 7 years ago mainly for the wonderful south facing garden with total privacy and enjoyment of the sunrise and sunsets. Direct Sun access from 530am - 830pm in the summer as the properties both East and West of us are Bungalows and maintain the original style and build as was created in 1932. To increase the elevation and second floor build as proposed by 3 Central Avenue which is just one bungalow from ours going West would compromise and spoil our view of the Sunset and long summer evenings. In the summer any increase in building elevation of the current one storey bungalow would block the sun into our garden from potentially 4pm and in winter from 2pm. It would also compromise our privacy which we enjoy and again purchased this property for. We paid premium for this property for this privacy and open skies. Any compromise to this aspects of our property will also impact the current value and resale value. We therefore object on the grounds the 'loose' proposal of building and elevating the bungalow at 3 central avenue from the bungalow status which it has been since 1932 to almost trebling its size and with first floor extension is inappropriate for the area, will block our open sky view, direct sunlight into our garden as is the status quo and sunset from the West. Will compromise our privacy with so many windows being proposed on the elevation and first floor. The extension is proposed with a very small distance between that of my neighbours garden at 25 Braodmark Avenue and therefore our property being less than 100 feet away. Shadowing from any elevated building works is obvious. We understand these properties are quite small in room size as bungalows but being purchased with a view to completely changing and turning into a build 3 times it's size and changing the structure and spoiling the enjoyment of the sunlight and area for those around is not a positive for those residing in the area. There are plenty of properties in the area of a similar size to that proposed in this plan for similar money and already built and fit for purpose. It is a great shame to see these traditional bungalow private estates ripped apart and no longer look as intended and spoiling the enjoyment of those already in residence. We further ask that should any work be undertaken that the deliveries, building contractors etc, use Central Avenue for access to the property and not access the property via Broadmark avenue, we ask this as a resident of Broadmark Avenue Residents association, this Avenue is a private road and as such has gates and bollards to mark it's privacy. Access by commercial vehicles damages the road and the bollards/gates, which we pay the cost for repair personally and damages the road surface. We have recently installed new bollards to the top of Broadmark Avenue at a cost to the residents of Broadmark Avenue and would not wish to have to replace these again. The road is narrow at this end to deter commercial and over use.. As the applicant above resides in Central Avenue and all access to the property particularly during any

construction we ask is from Central Avenue only out of curtesy and respect. Once full plans with complete details of elevations concerned inc measurements we would welcome a copy for full review. We are not against progress and modernisation but are against any construction which impacts our enjoyment of our property which we believe this application proposes. With thanks.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration