

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC15420
Our Ref: EP/106/17/PL 20-07-2017
Please ask for:
Andrew Wood

1st September 2017

Dear Sir/Madam

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

Loft conversion of existing building.
The Dolphins (east) South Strand EAST PRESTON

Thank you for your internet representation made on 31st August 2017 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application n behalf of the East Preston and Kingston Preservation Society. Dolphins East forms the larger part of a bungalow that is of some historical interest, although it has not statutory protection. It was built in 1911 by William Hollis, who later founded the Angmering-on-Sea Estate.

The main defect of this application is that it does not treat The Dolphins as a single building. It proposes alterations to the eastern section of the building which ensure that the two parts of the building would be in clashing styles. They should harmonise.

The western section has a single dormer with a door leading to a balcony. This application proposes that the whole length of the eastern section at first floor level would comprise tall windows leading onto a balcony, which would have a glazed balustrade. It would therefore form a complete contrast to the western section, and would be out of character with the design of the existing house.

This new balcony and windows are nominally at the rear of the building but are at the side visible to the public, from the beach. The northern side of the building is hidden from the road by newer houses.

The proposed alterations would conflict with Policy 1 of the East Preston Neighbourhood Plan, because the result would not reflect the character of surrounding buildings. It would also conflict with paragraph 4.16 because the result would be unbalanced and would not look as if the alterations were part of the original design of the house. The alterations would also conflict with Policy DEV19 (i) of the Arun Local Plan because they do not sympathetically relate to the design of the existing building.

For these reasons, we believe that planning permission should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

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 permission 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

Neil Crowther
Group Head of Planning