



Arun District Council
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3rd March 2021

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

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: EP/10/21/PL
Site Address: 4 Beechlands Close & east of 18 Beechlands Court Montpelier Road, East Preston BN16 1JZ
Description of works: Demolition of an existing garage & erection of 2 No. 2 bed dwellings (resubmission following EP/115/20/PL). This site is in CIL Zone 4 and is CIL Liable as dwellings.

Thank you for your internet representation made on 1st March 2021 which has been recorded as an objection with the comments as follows:

OWQC34132

The Planning & Licensing Committee of this committee considered this Application at its meeting on Monday, 22nd February.

The committee agreed unanimously the revisions do not sufficiently meet the objections raised against previous Application, EP/115/20/PL, and to object to this Application on the following grounds.

The proposal is to build two semi-detached properties on a plot of land on the corner of Beechlands Close and Montpelier Road. The properties have been slightly reoriented on the plot, but the committee remains concerned at the lack of amenity space with these two properties. Members still believe the resulting properties would appear very cramped on the site and would be out-of-keeping with the streetscene and the general spatial character of the area. Directly opposite the plot, the flats have attractive front gardens which enhance the area. Two properties on this plot, even with the increased off-street parking this proposal now provides, will lead to an increased demand for parking space in an already congested part of the village. We believe two properties on this plot will be overdevelopment. Concerns have been expressed by residents of Montpelier Road and Beechlands Close,

The site is in Character Area Two of the East Preston Neighbourhood Plan. Both proposed properties have a proposed first floor which is contrary to Policy 3i which states maintain a consistent low building height, with no development proposal of more than 1.5 storeys.

For these reasons this council feels this proposal to be contrary to the Arun Local Plan and East Preston Neighbourhood Plan. This council, therefore, asks Arun to consider refusal of Planning Permission for this proposal.

Simon Cross - Clerk to the Council

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.

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 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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.