



Arun District Council
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5th March 2021

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 4th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34274

I am commenting on behalf of the East Preston and Kingston Preservation Society.

The differences between this application and EP/115/20 are too small to change our opinion that this proposal should be rejected.

The site of the two houses remains small and constrained between the adjoining houses. The gardens, though larger, are sited between existing houses in a way that would ensure they were overlooked. The close proximity of new and existing houses and gardens would create a development that would provide the new residents with unsatisfactory amenities, and would reduce the amenities of adjoining properties. This impact on adjoining properties means that the development would contravene Policy D DM1.3 of the Arun Local Plan.

The other fundamental objection to this proposal is that the houses are of two storeys. The East Preston Neighbourhood Plan specifies, in Policy 3, that development proposals in this part of the village (Character Area 2) should be no more than 1.5 storeys high. This area is predominantly a bungalow development, and the objective of the Plan is to maintain a consistently low building height.. The two storey houses would also contravene Policy D DM1.1, because they would not reflect the character of the surrounding area.

The Society believes that planning permission should again be refused for this development.

David Sawers

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 including your name and address 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

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.