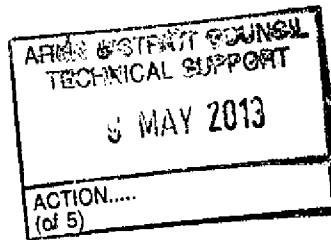


Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex



41 The Ridings
East Preston
BN16 2TW

May 9th 2013

Planning Application EP/111/12

We wish to object to the above Planning Application on the following grounds:-

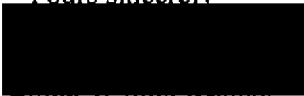
- The ridge height of the proposed alterations to number 45 The Ridings and the new development of number 47 will be significantly higher than the existing neighbouring properties.
- The extension to the North elevation of number 45 The Ridings at 1st and 2nd floor level has moved significantly closer to the boundary of number 43, and contrary to the claim at 6.19 of the application will now overpower that property, and dominate number 41.
- The supporting documentation mentions in 6.12 in reference to number 45 "This extension which includes a front facing door and gable will cause the property to present a more coherent frontage to the street and appear more attractive" It does NOT mention that the extension to the north elevation of number 45 at 1st and 2nd floor level will be distinctly UNATTRACTIVE to those properties to those properties to the north.
- The Full Planning documentation at 1.2 states "construct extensions to front and rear of no 45" neatly side-stepping the size of the significant extension to the north side of the property.
- The numerous descriptive mention of houses opposite and surrounding the new development gives a false impression of the area. Most were NOT constructed in the early 2000's and are in fact houses of considerable character.
- Flooding/Drainage - In long periods of heavy rain the rear gardens of nos. 43 and 45 The Ridings (and we understand several other properties further down) become submerged. The gardens seem to act as a spontaneous 'mini flood plain' This has happened on numerous occasions during the 18 months that we have lived in The Ridings. We are therefore very concerned that the new development containing an additional 3 x 5 bedroomed houses along with the inevitable patios etc. can only exacerbate the situation by potentially increasing or even moving the areas that suffer, plus potentially increasing the frequency of occurrence. Additionally we understand that the downstairs toilets of some properties in The Ridings came close to overflowing due to the drains backing up.

- Access to the site - Should permission to the development be granted in full/part/or amended form, strong conditions should be stipulated as to space being made available on site to facilitate the parking of construction vehicles, delivery vehicles and those of the site workers rather than on the road. The roads of The Ridings and the relevant area of Sea Lane are narrow, and roadside parking would create potentially severe traffic hazards for both pedestrians and vehicle traffic. Additionally a development of this type would create significant noise and dust nuisance to the surrounding properties, and criteria to minimise this should be imposed.

We believe that the proposed development including the modifications to number 45 The Ridings is not in keeping with the surrounding area, nor does it fall within the guideline stated in the East Preston Village Design Statement.

We therefore ask that Planning Permission for this Application be refused.

Yours sincerely


John & June Brooks
41 The Ridings
Easr Preston.

Design & Access Statement submitted by Developer

I consider that the Design & Access statement submitted for this Application gives a false impression of the setting for the Development in so far as it describes the houses opposite on The Ridings. Paragraph 2.3 is inaccurate. No 38 The Ridings (The Old Garden House), a thatched house/cottage, is one of the earlier buildings on the Willowhayne Estate, having been constructed in 1934. No 36 (a bungalow) was constructed in 1984, on the tennis courts of the Old Garden House and No 40 was constructed a little later on the garden of the Old Garden House. No 42, (a bungalow) is one of the earliest houses to be constructed on the Willowhayne Estate. These houses are therefore not as described as being "constructed in the early 2000's".

The East Preston Village Design Statement (EPVDS), which is subsequently quoted by the Developer, places many houses in The Ridings within a "Character Area and with Special Features" (Appx 1) and it makes specific reference to houses numbered "all from 28 (even) and 41 (odd) upwards". The proposed development lies fairly within this area. The EPVDS also makes the point that "any new development should not clash with its surroundings" and that "the relatively large gardens should be retained as they are a characteristic of the area".

I contend that the new development of No 47 The Ridings and the proposed alterations to No 45 The Ridings will clash with their surroundings, as these dwellings will be significantly higher than those surrounding them. Elevation Drawing 8217/107 shows the existing property No 49 The Ridings to have a reference "ridge height" of 28.42 OD and the new No 47 to have a "ridge height" of 30.17 OD, which represents a 1.75m difference i.e. just under 6 feet, or the height of an average man. No 45 is being extended from a 2-storey to 3-storey dwelling with a given "ridge height" of 29.78OD, which is a significant increase in height also. Note that the EPVDS also states in this connection for houses listed as being in Character Area One that "attic rooms are permissible if they do not increase the height of the roof" and that "existing buildings should not be increased above 2-storeys". Aesthetically these developments will not benefit the immediate area of The Ridings or the Willowhayne Estate, indeed they will have a detrimental effect.

The Ridings

The Ridings is a single carriageway road without pavements. Many people walk along this road, and also many have dogs or children with them. The road has a 20 mph limit along it for safety reasons. No 45 The Ridings has a small oval shaped roundabout, approximately 25m from its northern boundary, which greatly restricts vision both for vehicle drivers and pedestrians in this section of The Ridings. It would create a severe traffic hazard if vehicles were allowed to park in the roadway during the period of construction. It should be a condition of consent, were the Application to be approved, that space must be made available on site for any vehicles connected with the construction itself and for those of the workers involved during the period of that construction.

Drainage

In 2012, when Sea Lane flooded, the surface water drains on The Ridings were also badly affected. Water backed up the drains and came close to causing overflowing ground-floor toilets – of particular consequence to those living in bungalows. The addition of another 5-bedroom property on The Ridings can only serve to exacerbate this problem.

The Development, as presently conceived with three 5-bedroom houses and the modifications proposed for No 45 The Ridings, is out of keeping with the guidelines given in the EPVDS and is not in keeping with the surrounding area of the Willowhayne Estate. **I object to the proposal.**

Submitted to Arun DC on 8th May 2013 – Reference OWPC164