

Mr A.E.N. Black, OBE
36
The Ridings
Willowhayne Estate
East Preston
BN16 2TW

Your Ref: OWPC164
Our Ref: EP/111/12/ 17-10-2012
Please ask for:
Mrs A Gardner

10th May 2013

Dear Sir/Madam

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

Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings)
45 The Ridings and 60-62 Sea Lane East Preston

Thank you for your internet representation made on 8th May 2013 which has been recorded as '**an objection**' with the comments as follows:

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

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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.

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 to 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

Karl Roberts
Assistant Director Planning & Economic Regeneration