Andrew Nicholson & Fiona Woodyatt
38 The Ridings
East Preston
BN16 2TW

Your Ref: OWPC179
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 9th May 2013 which has been recorded as '**an objection**' with the comments as follows:

Objection to Planning Application EP/111/12
House Number 45 & 47 The Ridings

My partner & I live at number 38 The Ridings, this is directly opposite the proposed new development of the above-mentioned planning application.

Our house is a 1934-thatched cottage and is in keeping with the principles of the Willowhayne Estate. I have read through the statement on design criteria and strongly disagree that the new proposed house at Number 47 reflects the surrounding residential houses and secondly that the existing housing stock around the proposed new development was constructed in the 2000's. This is incorrect and clearly a miss representation of the circumstance.

I have also looked carefully at the overall height of the new building and proposed refurbishment of the existing property number 45.

Clearly Number 47 will be substantially higher than the surrounding properties as identified on the elevation drawing and this height difference being 1.75m compared to the adjacent house number 49. The height of number 47 will be substantially higher than our house.

I would draw your attention to, it appears that number 45, the existing house to be refurbished, is also being increased in height and this would go against the design statement of the East Preston Village Parish council.

My objection to this height issue is based upon the fact that the new property will be able to look directly into our lounge and sitting room areas from the top floor and that it will be unsympathetic to the context of the existing street landscape.

For the above reason I would therefore submit my formal objection to this planning application

Yours faithfully

Andrew Nicholson & Fiona Woodyatt

inetlete

Date 9th May

38 The Ridings
East Preston
Bn16 2TW

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 permisison 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

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