

Abbeygreen
20 Seaview Avenue
EAST PRESTON
West Sussex
BN16 1PR

18 May 2013

Planning Department
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF



Dear Sir/Madam,

Re:- Planning Application EP/111/012 for 45 The Ridings & 60 -62 Sea Lane, East Preston.

My attention was drawn to the anonymous notices of objection posted on the site's boundary fence fronting Sea Lane, copy enclosed. This was done without the owners' knowledge or permission.

I would like to redress the balance by putting forward an alternative point of view because on comparison with the submitted application these objections are exaggerated.

I would also like to state that I have absolutely no financial interest in this development as was claimed by the objectors at the recent Parish Council Planning meeting.

The objectors say that 2 x 5 bedroom houses will generate 10 cars, the development will increase flooding in Sea Lane and the house in The Ridings will be substantially demolished and rebuilt to 3 storeys.

But the application clearly shows there will be ample on site car parking. I am not sure that just two additional houses will really increase flooding in the area and work is about to begin at the southern end of Sea Lane to resolve the flooding that occurred here last year. As for the substantial demolition of 45 The Ridings the plan shows only the removal of a small part of the side projection, and the new 3rd storey is actually a small single attic store room situated in the roof with a velux type window which doesn't really create a second floor.

I therefore believe this application should not be dismissed on the strength of these objections alone and there are some very good reasons why it should be favourably considered.

The development is imaginative and sustainable.

It offers good quality, spacious and attractive housing in a location that warrants properties and a land use of this calibre.

It utilises two obvious existing building plots (on the O.S. plan they in effect already both have street numbers) and it is situated within the environs of the village helping to reduce the pressure on surrounding green belt and strategic gap land for more housing.

It also improves the housing stock in East Preston by the alterations and improvements to the existing house in The Ridings where there are some of the most substantial, valuable and spacious houses in the area and the redevelopment of a house in Sea Lane which is in need of renovation.

I therefore believe this application has considerable merit and I support it.

Yours faithfully,

Chris Shore

X

PROPOSED DEVELOPMENT, 60 & 62 Sea Lane and 45 & 47 The Ridings

X Notes to this planning application: X

Two perfectly good houses in keeping with the village are to be 1 substantially (45 The Ridings) & 1 totally (Galway Cottage, 60 Sea Lane) demolished to maximise the value for a developer to put up 3 new 5 bed houses (at 47 The Ridings and 60 and 62 Sea Lane). Note they do not live in the village and contribute to it or care about the consequences of others having to live with what is being proposed. In his supporting documents submitted to ADC, the agent acting has even admitted that the planned new property at 62 Sea Lane will take light from the new proposed 60 Sea Lane property, evidence of cramming in? More remarkably given the flooding in the Sea Lane over the last 2 years the agent has ticked NO in the planning application regarding whether there are any flooding issues! ASK any Sea Lane or Ridings resident !

All the proposed new houses are to have 5 bedrooms to maximise developer profit despite the homes around it having only 3 and 4 bedrooms. This potentially means 5 cars in each new property, 10 cars total between 2 houses, with a narrow drive way, limited off road parking and just over a single garage as shown on the plans. How can that work ?

Even worse think of 12-18 months of construction site traffic both The Ridings and especially Sea Lane access are restricted by the narrowness of the roads, Sea Lane more so due to the traffic island opposite the proposed development. If approved ALL CONSTRUCTION vehicles must be contained at all times on the site. That still begs the question for any emergency vehicle access ?

One answer would be to reduce the number of bedrooms in the proposed houses to reflect the properties around and give enough room to allow adequate on-site parking. **BUT**, why not leave 60 Sea Lane and 45 The Ridings (planned to go to 3 storeys) as they are ? They may need maintenance and possibly modernisation but that would not be the drastic building works that have been put forward, and we would still have buildings that date back many years and sit comfortably within the area.

The East Preston Village Design Statement (EPVDS), which is quoted by the developer makes the point "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". The development, as presently conceived ie. demolition of 60 Sea Lane and three new 5-bedroom houses plus the modifications proposed for No 45 The Ridings, appear to be out of keeping with the guidelines given in the EPVDS and is not in keeping with the surrounding area. **Have your say to E. P. Parish Council, Tues 14th May, 6 p.m. in the Infant School. also lodge your objection with Arun DC now.**