

Mr & Mrs G MacDonald
55 Sea Lane
East Preston
West Sussex
BN16 1ND

Your Ref: OWPC242
Our Ref: EP/111/12/ 17-10-2012
Please ask for:
Mrs A Gardner

22nd 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 21st May 2013 which has been recorded as '**an objection**' with the comments as follows:

We would like to submit our objections to the proposed plans. Firstly there are some points on the application that we wish to question. We note that the applicant has stated that this proposal is not in a flood risk area despite the fact that Sea Lane flooded in June 2012 causing damage to many properties in the road, including the two properties that are directly opposite the proposed site at 60, Sea Lane. The applicant also states that the flood risk will not be increased elsewhere and we also find this surprising. The flooding in Sea Lane has been identified as being caused by inadequate, broken and blocked surface water drainage in the road. The building of a new 5 bed roomed house and the demolition and building of a larger property than that currently exists will surely impact on the surface water drainage system. The fact that the applicant has no knowledge of the damage caused to properties by flooding highlights the fact that the applicants do not live in the village and appear to know very little about the community.

In section 14 of the application it is stated that the current site is not vacant. This is not entirely correct because at least half of the current site in both Sea Lane and The Ridings is currently vacant.

Section 17 of the application states the total proposed residential units are 3, this is incorrect, the plans show a total of 4 proposed residential units. Two fronting Sea Lane and two fronting The Ridings. All of these properties are to be built with 5 bedrooms which is higher than the 3 to 4 bedroom properties that surround the site, particularly in Sea Lane. Both of the properties to be built fronting Sea Lane, unit 2 and 3, extend far into the back gardens, both taking light and overdeveloping the plots. The building lines are extended a long way beyond the building line of the neighbouring property at 58, Sea Lane and also the existing property at 60, Sea Lane.

Parking of course is also an issue when Sea Lane has the island directly opposite the proposed site making on road parking outside the proposed properties impossible. We believe it is completely unnecessary to demolish the existing property at 60, Sea Lane. It may need renovation works but it is an attractive property in keeping with its surroundings. The upheaval in terms of noise, traffic and dirt created to the neighbouring properties by this proposed demolition is totally unnecessary. What chaos would be created if the council allowed all properties in need of renovation to be demolished instead? A precedent would be set if this is allowed. We question the need for this property to be demolished?

A final note is that if any development is to take place on the proposed site the works access should be via both routes. It is totally unacceptable to allow building works access only via Sea Lane.

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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