



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWQC246

Our Ref: EP/111/12/

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

Please see the attached letter setting out this council's view of this Application.

Thanks,

Simon Cross - Clerk to the Council

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 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

A handwritten signature in black ink, appearing to read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration

Mrs Anita Gardner
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

22nd May 2013

Dear Mrs Gardner,

Re: Planning Application EP/111/12 – Land south of 45 The Ridings and 60 Sea Lane

The Planning Committee of this council considered this Application at its meeting on 14th May 2013.

The committee agreed unanimously to raise the following objections to this Application:

Out of keeping – East Preston Parish Council is concerned that the more modern design of the proposed properties will be out of keeping with the existing mainly 1930s properties in the area, even noting the mix of the existing properties. The proposed properties will also be considerably larger than most of the properties in Sea Lane. These properties would have a detrimental impact upon the appearance of the locality, contrary to GEN7 and DEV19 of the current Arun District Local Plan.

Poor design – Along the lines of the above objection, the National Planning Policy Framework allows Planning Authorities to refuse Planning Permission to buildings considered to be poorly designed as they have not been designed to complement the surrounding properties.

Overbearing – the height of the proposed 47 The Ridings will be significantly higher than the existing 49 The Ridings; the height of the proposed remodelled 45 The Ridings will be closer to and overbearing to 43 The Ridings and will possibly dominate 41 The Ridings. This is contrary to Policy DM17 in the emerging Local Plan which states that development should “Have minimal impact to users and occupiers of nearby property and land. For example [...] having an over-bearing presence.” This is also contrary to the design guidelines in the East Preston Village Design Statement.

The bulk of the properties is not acceptable, especially the increased bulk on the northern side of 45 The Ridings.

Car-parking – the council is concerned that the parking provided for the four properties is insufficient for the number of cars that a five-bedroomed property could generate. This is contrary to the design guidelines of the East Preston Village Design Statement that states that development should provide “adequate car parking at the rear or side of new

developments, not in front gardens, and avoid on-road parking” – the council is concerned that overspill parking will be forced to park on the road, and that due to the layout of both Sea Lane and The Ridings this will be in front of other residents’ houses. Visibility exiting some properties in Sea Lane and The Ridings is already lamentable.

Drainage – following two flood events in Sea Lane in 2012, this council is now wary of the impact that new development will have on surface water drainage in East Preston, particularly in the area of Sea Lane and The Ridings. Ever-increasing development is reducing natural drainage across the area. We wish to underline our support for the email sent by Paul Cann (ADC Senior Engineer – Drainage & Coastal) in response to this consultation, dated 22nd April.

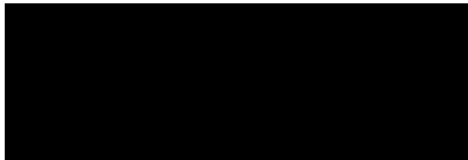
Construction traffic – I understand from our telephone conversation on 14th May that it is unlikely Arun District Council would apply any conditions relating to the construction traffic, but the committee felt it important that concerns should still be stated in writing. The committee is concerned that either end of the site is adjacent to traffic islands, and that this could lead to increased danger in these areas for local residents, for contractors and most importantly, for emergency vehicles.

The committee respectfully suggests that, should the Application be referred to the Development Control Committee, consideration is given to holding a pre site inspection.

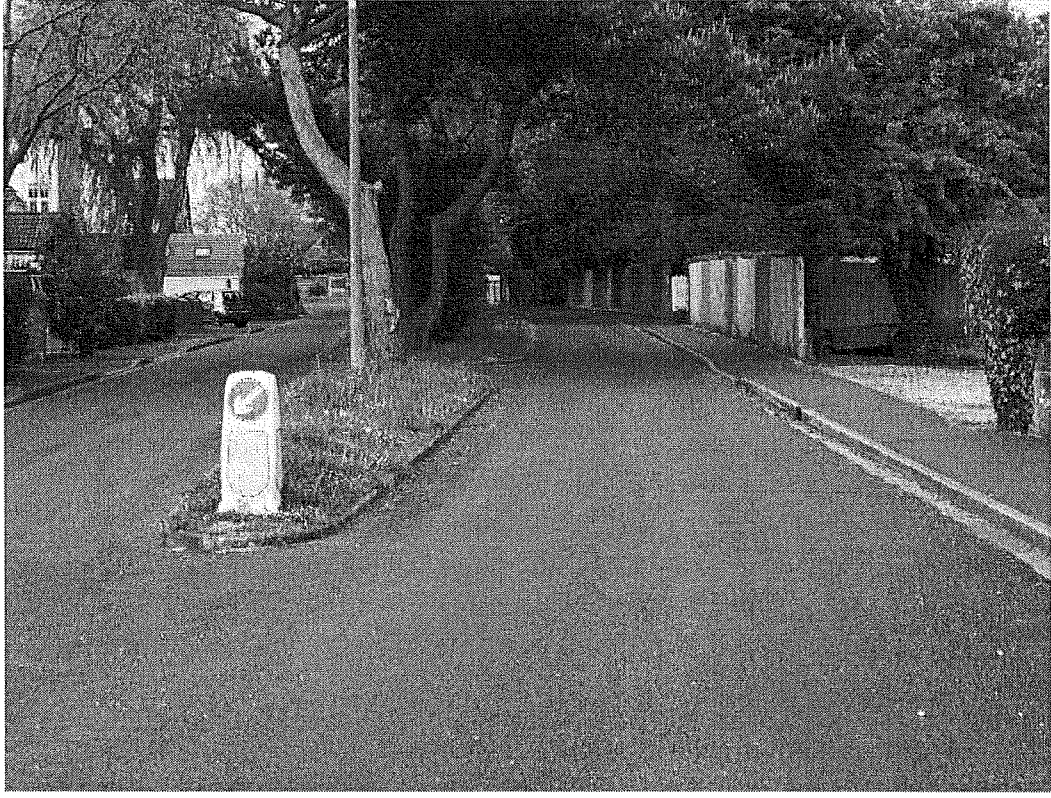
If you would like an electronic copy of any of the photographs, please let me know.

For these reasons, East Preston Parish Council asks that Arun District Council REFUSES Planning Permission for this Application.

Yours sincerely,



Simon Cross – **Clerk to The Council**





- A. Three photographs looking south down Sea Lane. Site is behind the newer fencing. Council is concerned about construction traffic and emergency vehicle access during the construction period. Council is also concerned that insufficient on-site parking will lead to cars parking on street, but due to the road layout those cars will not park in front of the new properties but outside other properties further up Sea Lane, giving existing residents increased problems with exiting their driveways safely.



B. 43 and 45 Sea Lane, looking south. Council is concerned that the increased bulk on the northern side of 45 Sea Lane will be overbearing to 43 Sea Lane.



- C. Looking north up The Ridings. The site is behind the high hedging on the right of the photograph. The Ridings is another fairly narrow road that will suffer from construction traffic during the build and from increased on-street parking after the build.