

Judith Akhurst
95 Sea Road
East Preston
BN16 1LN

Your Ref: OWPC253
Our Ref: EP/111/12/ 17-10-2012
Please ask for:
Mrs A Gardner

23rd 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 22nd May 2013 which has been recorded as '**an objection**' with the comments as follows:

I am writing as a resident and not as a parish councillor.

Sea Lane Access/Egress

Access and egress to and from the Sea Lane properties will be on to a single and narrow section of road, created by the close proximity of the central "island" planted with mature trees and shrubs. The potential number of cars from five bedroom properties will greatly increase the volume of traffic in this confined area. Delivery vehicles etc. parking in the road outside the properties will prevent northward movement of vehicular traffic, and similarly vehicles parked partly on the pavement and road will obstruct pedestrian traffic in both directions, forcing them into the road.

Parking : The parking spaces provided within the perimeter of each property is not sufficient for the number of bedrooms. The narrowness of the road prevents cars parking outside the properties and will result in additional on-street parking further northwards in Sea Lane.

Design : The design of the dwellings is not in keeping with surrounding properties, and are overbearing in design and in roof height especially to neighbouring dwellings. This is particularly so for 43 The Ridings.

Traffic Movement from Sea Road into Sea Lane : Delivery vehicles and private cars frequently leave the congested area at the bottom of Sea Road into Sea Lane (via Seaview Road) which further increases the traffic flow. The residential home and residents living at the bottom of Sea Lane require the road to be freely accessible to the emergency services.

Drainage : The Sea Lane and The Ridings sites are adjoining gardens and are known to be prone to water-logging after rainfall, and especially so, after heavy rain. In June 2012, Sea Lane was flooded due to many years of lack of cleaning and maintenance of the surface water carrier pipe which investigations have shown to be in need of attention. As the development of these sites will remove this natural giant soakaway, the need for an effective drainage system is crucial.

The development of these sites is likely to impact adversely on the neighbouring properties, and attention is drawn to Paul Cann's, (Arun Senior Engineer (Drainage & Coastal) request for standard condition of ENGDA to apply and goes on to state :-

inetlete

"- .. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests and design must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. - - ."
He later goes on to say - . "The extent of any further winter groundwater monitoring will need to be agreed with ADC Engineers."
I recommend that this Planning Application be refused.
As these sites are complex, it suggested that, should this Application go to the Development Control Committee, a pre-site visit be made to provide a full understanding of the complexities of these sites.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration