

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC15580
Our Ref: EP/113/17/HH 29-07-2017
Please ask for:
Mark Jones

18th September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Loft conversion & rear extension
2 Hillview Crescent East Preston

Thank you for your internet representation made on 14th September 2017 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on behalf of the East Preston and Kingston Preservation Society.

The Society considers that the proposed additions to this bungalow are an example of poor design, which would detract from the street scene. The bungalow occupies a prominent site, at the corner of Hillview Crescent and Orchard Road. What is nominally the rear of the building is therefore clearly visible from the road and the appearance of the building sets the style of the road.

The bungalows in the road are characterised by hipped roofs. Altering the roof of the corner building from hipped to gable would therefore create a significant change in the appearance of the road. Adding two dormers to the rear roof which extend along the whole length of the roof and almost reach the ridge would make the new roof all the more noticeable. They would create an unbalanced roof that was clearly visible from the road at the side of the bungalow. The result would detract from the appearance of the area.

The proposed alterations would contravene GEN7 of the Arun Local Plan and Policy 1 of the East Preston Neighbourhood Plan, because they would be out of character with the surrounding buildings and would not enhance the appearance of the area. The dormers would also contravene paragraph 4.14 of the EPNP because they would not be subservient to the appearance of the roof as a whole, and the alterations as a whole would contravene paragraph 4.16 because they would not look as if they had been part of the original design of the house.

For these reasons we consider that planning permission should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

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

Neil Crowther
Group Head of Planning