



Arun District Council
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2nd November 2020

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/115/20/PL
Site Address: 4 Beechlands Close & land rear of 18 Montpelier Road East Preston BN16 1JZ
Description of works: Side extension, loft conversion & detached garage to existing dwelling & erection of 2 No semi detached houses. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 31st October 2020 which has been recorded as an objection with the comments as follows:

OWQC30882

The Planning & Licensing Committee of this committee considered this Application at its meeting on Monday, 26th October.

The committee agreed unanimously to object to this Application on the following grounds.

Before I record the grounds upon which this council is objecting to this Application, this council agrees with others the address detail given is misleading. 18 Montpelier Road is someway away from the actual plot site.

Starting with the two new houses to be built. The committee was concerned at the lack of amenity space with these two properties. Members believed the resulting properties would appear very cramped on the site and would be out-of-keeping with the streetscene and the general spatial character of the area. Directly opposite the plot, the flats have attractive front gardens which enhance the area. Two properties on this plot, even with off-street parking provided, will lead to an increased demand for parking space in an already congested part of the village. We believe two properties on this plot will be overdevelopment.

The proposed redevelopment of 4 Beechlands Close will again be an overdevelopment of the plot. The existing property is a well-balanced, neat property in keeping with the other single-storey properties at that end of Beechlands Close. The proposed redevelopment will result in a property this council feels would be too large for the plot and the area. The design of the redeveloped property feels unduly heavy, out-of-character with neighbouring bungalows. We do not believe there are any similar barn-style properties in this part of the

village. We do not believe any other properties at the northern end of Beechlands Close has a front-facing rooflight. We would be concerned the rear-facing dormer windows would overlook the private amenity of neighbouring properties resulting in a loss of privacy.

The council wholly objects to the proposal to position a sizeable garage in the front garden of the property. Not only is this much larger than the existing garage it will also be much further forward and therefore it will possibly be the most visible feature of the property.

The site is in Character Area Two of the East Preston Neighbourhood Plan. All three storeys have a proposed first floor which is contrary to Policy 3i which states maintain a consistent low building height, with no development proposal of more than 1.5 storeys. The Policy continues, ii. where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered this proposal is clearly contrary to that.

For these reasons this council feels this proposal to be contrary to the Arun Local Plan and East Preston Neighbourhood Plan. This council, therefore, asks Arun to consider refusal of Planning Permission for this proposal.

Simon Cross - Clerk to the Council

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.