



Arun District Council
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5th November 2020

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 4th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31005

I am commenting on behalf of the East Preston and Kingston Preservation Society. This proposal, to build a pair of 2 storey semi detached houses and enlarge a bungalow, adding a garage, would represent over-development of the site and is directly contrary to the policies of the Arun Local Plan and the East Preston Neighbourhood Plan.

Semi detached houses

No measurements of the site of the 2 houses are supplied, but it appears to be about 200 square metres. The houses are said to be each of 70 square metres, so little space is left for a garden. There is also space for only one parking space for each house, which is inadequate for houses of this size. The Engineers report that there is no space for the soakaways needed to drain water from the roof and paving. The density of the development must be about 100 to a hectare, which is probably three or four times the level normal in the surrounding area, where bungalows set back from the road in sizeable gardens are the norm. Two storey houses are also out of character with the bungalows, and directly contravene Policy 3 of the East Preston Neighbourhood Plan. It states that a consistently low building height should be maintained, and no development should be of more than 1.5 storeys. The development also contravenes Policy D DM1 of the Local Plan, because it does not reflect the character of the area, and Policy 1 of the Neighbourhood Plan, because the scale, density and height of the houses do not reflect the character of the surrounding buildings.

Bungalow

The proposal would add rooms in the roof with dormer windows. The ridge of the roof would also be raised. These alterations are compatible with local planning policies, unless they create overlooking issues.

However, the proposal to place a large garage in the front garden of the bungalow is not compatible with the elementary principles of good planning, and is incompatible with Policy D DM1 of the Local Plan and Policy 1 of the Neighbourhood Plan, because it does not reflect the character of the site and the surrounding area, and does not preserve the street scene.

This application is therefore incompatible with the policies of the Local Plan and Neighbourhood Plan, as an example of overdevelopment and inappropriate design. Planning permission should therefore be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>.

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.