



East Preston Parish Council
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Arun District Council
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Your Ref: OWQC19913
Our Ref: EP/120/18/PL
Please ask for:
Stuart Corbey

6th September 2018

Dear Sir/Madam

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

Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

The Loft 131 A Sea Road East Preston

Thank you for your internet comments made on 5th September 2018 which has been recorded as **'an objection'** with the comments as follows:

This council's Planning & Licensing Committee considered this Application at its meeting on Tuesday, 28th August.

The committee agreed it would object to this Application as it was unable to see what circumstances had changed from January 2004 when Planning Application EP/139/03 was granted Planning Permission with the following Condition attached:

Condition 4 The building shall be used as a boat store/sail loft in connection with the Caravan Park, Sea Road, East Preston only and for no other purposes.

The reason ADC applied this Condition was To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies G1, T14 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

An earlier Application, EP/11/03, was refused Planning Permission by ADC, Having regard to the siting of the proposed boat store and sail loft in the northwest corner of the site and its relationship to the two-storey dwelling which has recently been granted planning permission to the north at 129 Sea Road, East Preston, the proposal would give rise to a cramped and unneighbourly form of development which would be prejudicial to the residential amenities of this property by way of overbearing effect and overshadowing in conflict with policies G5, B1 of the West Sussex Structure Plan, DEV1, LOC1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

As far as my council is aware, nothing has changed about the neighbouring properties to justify this Change of Use.

For this reason, my council asks Arun District Council to give serious consideration to refusing Planning Permission for this proposal.

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 be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning