



Arun District Council
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30th November 2020

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

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/121/20/HH
Site Address: 49 Manor Road East Preston BN16 1QA
Description of works: First floor extension over existing garage

Thank you for your internet representation made on 27th November 2020 which has been recorded as an objection with the comments as follows:

OWQC31734

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 23rd November.

The committee has agreed to object to this Planning Application as it believes it is contrary to the Arun Local Plan and the East Preston Neighbourhood Plan.

The proposed development is considered to have a significantly harmful impact upon the character of the street scene due to its appearance and significant scale. As such, the proposed development is believed to conflict with Policies D DM1 and D DM4 of the Arun Local Plan, and Policies 1 and 2 of the East Preston Neighbourhood Development Plan.

The proposal conflicts with Policy D DM1 of the Arun Local Plan by not necessarily improving upon the character of the site and the surrounding area, nor having minimal impact to users and occupiers of nearby property and land, nor demonstrating a scale of development within the general confines of the overall character of a locality.

The proposal also conflicts with Policy D DM4 as it does not sympathetically relate to nor is it visually integrated with the existing building in massing, design, form scale and materials. The proposed extension brings the property well forward of the established building line and is therefore a negative impact upon the spatial character of the area.

Policy 1 of the East Preston Neighbourhood Plan says, alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings . This council believes this proposed redevelopment neither reflects nor enhances the architectural and historic character and scale of the surrounding buildings.

Paragraph 4.10 of the East Preston Neighbourhood Plan states, It is important to avoid new buildings which appear overbearing be reason of their size, and alterations which harm the character of a road. The spirit of this paragraph applies to altered buildings too. The overall increase in mass of the property could be considered overdevelopment of the plot.

Paragraph 4.16 of the East Preston Neighbourhood Plan states, Extensions should be designed to look as if they were part of the original design of the house. The proposed redevelopment of this property may not look part of the original design of the house, especially with an external staircase to the front of the property.

For information the east and west elevations on drawing 1132-3 are the wrong way round.

For these reasons, this council asks Arun District Council to refuse 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>.

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.

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 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.**