



Arun District Council
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11th December 2020

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 10th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32127

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

The proposal to convert a single storey garage at the front of this property into a two storey extension, with a pitched roof, would make a significant impact on the street scene and the amenities of neighbouring properties. It would project ahead of the adjoining bungalow (no.51) and create an oppressive and overshadowing impact on the outlook from its front windows. The external staircase that would be added, leading to the new room above the garage, would look an extremely odd feature on the facade of the house, and is wholly inappropriate in this setting.

This application contravenes policy D DM1 of the Local Plan, because it does not reflect or improve upon the character of the site and the surrounding area, and does have an adverse effect on the users and occupiers of nearby properties. It contravenes policy D DM4, because it does have an adverse overshadowing and overbearing effect on neighbouring properties.

The application also contravenes policy 1 of the East Preston Neighbourhood Plan, because the design does not reflect the architectural style of the surrounding buildings. It also fails to follow the Development Principles in paragraph 4.16, which states that extensions should look as if they were part of the original design of the house, and that extensions are best placed at the rear.

For these reasons, we believe that planning permission should be refused.

David Sawers
Chairman

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 including your name and address 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.

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.