



East Preston Parish Council
Mr Simon Cross
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Your Ref:
Our Ref: EP/123/10/
Please ask for:
Mr J Smith

2nd December 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Outline Application with all matters reserved for a proposed sustainable dwelling with parking area and store building.

Crinnis House Seafield Road East Preston

Thank you for your internet comments made on 2nd December 2010 and recorded as follows:

The Planning Committee of this Council met on Monday, 22nd November, and considered this Application. The Committee agreed to object to this Application on the following grounds:

- 1. The proposed development in Seafield Road is within an area which is defined in the Arun District Local Plan as an Area of Special Character. It is considered that the proposal would have a detrimental impact on the distinctive special character of the area in conflict with Policy Area 1 of the Local Plan.*
- 2. The proposal is contrary to the recent government initiative to stop "garden grabbing" in the amended Planning Policy Statement (PPS3) which excludes gardens from the category of previously developed land specifically to protect gardens from development.*
- 3. The proposed development will result in a form of development that would adversely impact upon the spacious character of the area through the introduction of a cramped form of development contrary to the layout of the area. The proposals are therefore contrary to Policy GEN7 of the Arun District Local Plan and policy statements in PPS1 and PPS3.*
- 4. The proposed dwelling on this site would result in an unacceptable relationship with adjoining properties and adversely impact upon the future occupants of the proposed dwelling through a loss of residential amenity contrary to Policy GEN7 of the Arun District Local Plan.*

For these reasons the Parish Council would like the District Council to refuse planning permission for this Application.

Simon Cross - Clerk to the Council

PCrep

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy