

skagerlind
2 palm court cottages
south strand
bn16 1nz

Your Ref: Inet 000009919
Our Ref: EP/123/10/
Please ask for:
Mr J Smith

14th 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 representation made on 13th December 2010 which has been recorded as **support** with the comments as follows:

*I am happy to support this application providing that the issue of privacy is dealt with in relation to the 1st floor window nearest to our property, ie frosted or obscure glass.
The applicant and I have discussed this and he is willing to build this in to his design.*

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 may 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

Karl Roberts
Assistant Director Planning Services & Housing Strategy

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: Inet 000009829
Our Ref: EP/123/10/
Please ask for:
Mr J Smith

30th November 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 representation made on 30th November 2010 which has been recorded as **an objection** with the comments as follows:

I am objecting to this application on behalf of the East Preston and Kingston Preservation Society. ☐

☐

We object to this applications because: ☐

☐

1. The site is in an Area of Special Character. The characteristics which are to be preserved include, in Seafield Road, low density and plots separated by mature hedges and trees; in Sea Road, an informal character created by hedges and small trees. The proposed development would be contrary to both these objectives: it would create a house on a small plot, of a much higher density than other houses in Seafield Road; and it would create a house that it had its east wall directly on the roadway of Sea Road, and it would provide a high wall along the rest of the Sea Road frontage of the plot. The informal character of Sea Road would be destroyed. ☐

2. The proposed house would be built on a garden that now contributes to the character of the area. As gardens have the same status in PPS3 as public parks and allotments, this garden should be protected from development. ☐

3. The East Preston Village Design Statement recommends that density of new development should not be significantly different from the existing density in a road; and that, in this part of the parish, that the relatively large gardens should be retained. This proposal is contrary to both guidelines. ☐

4. Policy GEN7 states that new development should respect and enhance local distinctiveness. This proposal would have the opposite effect. ☐

☐

The Society therefore considers that the proposed development is wholly undesirable and contrary to the policies of the Local Plan. ☐

☐

David Sawers ☐

Chairman ☐

East Preston and Kingston Preservation Society

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

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christopher dench
crinnis house
seafield road
angmering on sea
west sussex
bn16 1na

ACK

Mr J Smith
Arun Planning Office
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

20th December 2010

Dear Mr Smith

Re Outline Planning Application for a Sustainable Dwelling, Crinnis House, Seafield Road, East Preston. EP/123/10/

Please find my response to the objections made by East Preston Parish Council to the above outline planning application.

Response to East Preston Parish Council

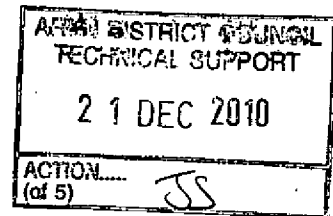
1. Proposed Development in an Area of Special Character

The proposed development for a sustainable dwelling at Crinnis House, Seafield Road is actually sited in Sea Road; the front entrance is accessed from Sea Road as is car parking and postal deliveries so it is for these reasons I believe that when considering the outline planning application it should be done using Policy Area 3 of the Village Design Statement.

Access and road frontage is clearly visible in both the site plan and block plan submitted with the outline planning application and posted on Arun Planning website, however the enclosed aerial photograph is more explicit and clearly shows the site in its relative position within the road.

The character of Seafield Road will not be affected by the proposed development, the low-density housing separated by mature hedges and trees will remain unaltered within the private gated section of the Road and as the proposed property is set well back and within Sea Road it will not contravene the Village Design Statement for Policy Area 1.

To ensure the development does not have a detrimental impact and the character and spirit of the area is maintained the flint wall and roadside verges will be preserved and renovated with additional soft landscaping to enhance the visual appearance of the road and maintain local distinctiveness.



2. Garden Grabbing

Garden Grabbing is overstated in this case the proposed plot comprises a section of unused and overgrown driveway plus a small piece of Crinnis' garden, which still leaves Crinnis with more garden than most other comparable properties in Seafield Road.

3. Spacious Character of The Area

As previously mentioned I believe East Preston Parish Council is mistaken with regard to the site location and policy area for reasons referred to in paragraph 1 and for these reasons I believe the site to be located in Policy Area 3. I therefore suggest the Parish Councils objections have been applied using inappropriate criterion.

East Preston Village Design Statement expresses housing density varies greatly within Character Area 3, high in some areas with old buildings mixed in with new and also blocks of flats, which in some cases adjoin listed buildings as opposed to Character area 1 which is an area of detached mainly two story houses on relatively large plots.

The location of the proposed property in Sea Road is as the Village Design Statement claims; it is of varied density high in parts with old buildings mixed in with new and even flats therefore the new property does not conflict with the Design Statement and will not alter the character of the Road or have an unacceptable adverse impact.

4. Unacceptable Relationship With Neighbouring Properties

The proposed house will stand in its own plot completely detached and separate from Crinnis and have a comparable size garden to most neighbouring properties and conventional small modern houses built today ensuring it is an adaptable lifetime family home that will not present unacceptable adverse impact on future occupants. However it is not my intension to sell the property or the plot if planning is approved.

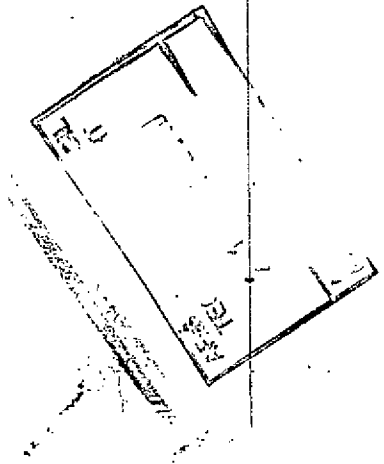
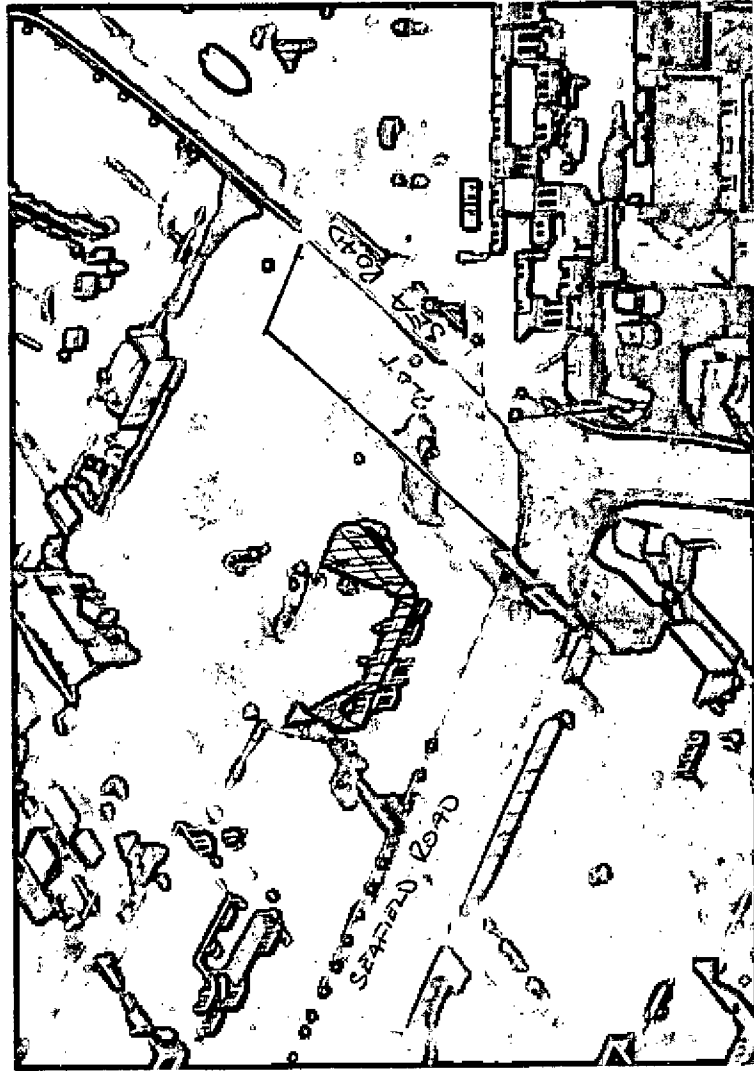
What is more the intention has always been to ensure as far as is possible an acceptable relationship with neighbouring properties and take great care not to adversely impact on them and minimise intrusion.

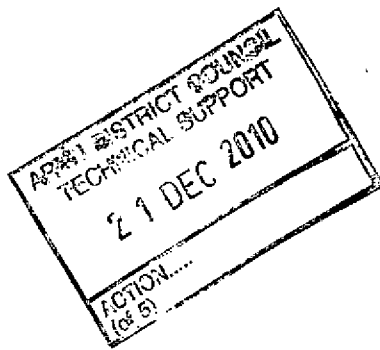
I would like Arun District Council to disregard the East Preston Parish Council objections as I consider their views to be completely unfounded, made using a line of reasoning to support wrongly chosen criterion.

Yours faithfully



C Dench





christopher dench
crinnis house
seafield road
angmering on sea
west sussex
bn16 1na



Mr J Smith
Arun Planning Office
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

20th December 2010

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The proposed house will stand in its own plot completely detached and separate from Crinnis and have a comparable size garden to most neighbouring properties and conventional small modern houses built today ensuring it is an adaptable lifetime family home that will not present unacceptable adverse impact on future occupants. However it is not my intention to sell the property or the plot if planning is approved.

What is more the intention has always been to ensure as far as is possible an acceptable relationship with neighbouring properties and take great care not to adversely impact on them and minimise intrusion.

Following a conversation I agreed to alter the type of glass in the 1st floor-landing window to an opaque specification to reassure the only concern expressed to me by a neighbour.

I understand, to date the planning office has not received adverse written comments from neighbouring properties though I understand letters supporting the development have been received, which suggests people in the area do not consider it unacceptable or to adversely impact on them in any way, contrary to Parish Council opinion.

I would like Arun District Council to disregard the East Preston Parish Council objections as I consider their views to be completely unfounded, made using a line of reasoning to support wrongly chosen criterion.....the wrong road and the wrong Policy Area.

Yours faithfully

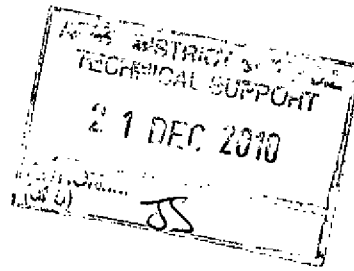


C Dench

Michael Dando
5 Willowhayne Crescent
East Preston
West Sussex
BN16 1PJ

15 December 2010

Mr J Smith
Planning Office
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



ACK

Dear Mr Smith

Re: Outline Planning Application for a Sustainable Dwelling, Crinnis House, Seafield Road, East Preston. EP/123/10

I am writing to support the above application for a sustainable house in Sea Road as I believe it will enhance the area, I do not think it will adversely alter its character in anyway.

I have lived in East Preston village for over 30 years and also lived close to the proposed development. I think the new property will tidy the area greatly, it will remove a tired characterless hedge, old fencing and replace scruffy Leylandi trees with a wall and new planting that is more in keeping with the area and other new and extended properties near by.

I do not consider the proposed property to be unacceptable or that it will have a detrimental impact on this part of Sea Road, in fact quite the opposite.

Yours sincerely

A black rectangular box used to redact the signature of Michael Dando.

M Dando