



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

12th February 2026

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane, East Preston
Littlehampton
West Sussex
BN16 2SP

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@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/123/25/HH
Site Address: 4 Beechlands Close East Preston BN16 1JT
Description of works: Demolition of single garage and erection of a single storey annexe building.

Thank you for your internet representation made on 12th February 2026 which has been recorded as an objection with the comments as follows:

OWPC81344

I write on behalf of the East Preston and Kingston Preservation Society to express concerns about this application. While the structure proposed is in itself unobjectionable, given that a building on the same footprint, with the same massing and similar materials was approved as a garage (EP/64/25/HH), we have reservations about the changes being planned. I note that in the "Parking" section of the Application Form the text repeats that given for the previous application for a garage, saying that there would be provision of parking for 4 cars. This is now incorrect, in that parking provision would be reduced on this site (from 3 to 2), as the existing single garage would be demolished. Would the proposed driveway, with room for 2 cars, conform with ADC Parking Standards, given the increase in accommodation, especially as this property is at the end of a close with a roadway of restricted width?

In addition, if this application for an annex with living accommodation is approved, we would ask that consideration be given to applying a condition that this annex be used solely for purposes ancillary to the occupation and enjoyment of 4 Beechlands Close as a dwelling in perpetuity and shall not be used as a separate unit of accommodation.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>