

25th February 2026

Jenny Blackmore
Flat 9 Beechlands Court, Montpelier Road, East Preston
BN16 1JZ

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 24th February 2026 which has been recorded as an objection with the comments as follows:

OWPC81471

Firstly the application is under the address of 4 Beechlands Close whereas in fact it is using the land of this address and the garden of Flat 18 Beechlands Court, Montpelier Road. It only came to light yesterday that a new planning application has been requested. The signs are not displayed on the land in question but on lamppost to the side of the properties.

A number of planning applications have been registered and refused for various reasons but in the main residential use the small garden would not be feasible, also drainage, parking problems etc. The last planning application EP/64/25/HH was approved for a large garage to be built but there was a restriction that the property could not be used for residential use. Now we see a further planning application for residential use under the heading of "annex".

The new planning application EP/123/25/HH is designated as 'demolition of a single garage and erection of a single storey annex building'. So a request for residential use again.

If this planning application was approved how will its use be monitored to ensure it is not rented out or used as an Air B&B. Can we also be reassured that there will be no entrance or building vehicles accessing from Montpelier road which is already at full capacity for car parking and the road is narrow for building deliveries etc. There is a 2/3ft drop from the bungalow garden into the flat garden there is no mention in the plans how this will work.

A number of leaseholders have contacted me regarding this application and asked that they would prefer for the application to be declined as would I but if it should be approved we would welcome a condition being placed on the property that the annex is for the sole use of the people living in the bungalow and shall not be used as a separate unit of accommodation including receiving rental for the annex. We would definitely not wish for any access to be available onto Montpelier Road, opposite the flats if that could be a condition too

please. As mentioned in previous applications the property would be too close to the flats facing the property with privacy lost.

As the application has only been brought to the leaseholders attention today can you advise when comments will be accepted until please. The planning application I believe states 26th February. Apologies for the rushed commentary but we are left with little time to get our comments in before the deadline.

Many thanks.

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>