



Arun District Council
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13th November 2020

Mike Fleming
29 Upper Drive
East Preston
LITTLEHAMPTON
West Sussex
BN16 1QN

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/124/20/HH
Site Address: Little Dormers 23 Upper Drive East Preston BN16 1QN
Description of works: New bay and porch skirt roof to the front elevation, and roof linked detached double garage.

Thank you for your internet representation made on 12th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31322

I wish to object to the proposed planning application EP/124/20/HH for 23 Upper Drive.

Very little has changed in the resubmitted design of the proposed structure since the previous application was withdrawn.

The grounds for the objection are therefore very much the same. That is:

The garage proposal is in complete contravention to the build line of all the other properties within the road; the western elevation of the proposed garage is further forward than the existing Eastern elevation of all other properties in this section of Upper Drive (Excluding 31 Upper Drive, which fronts onto Southview)

The plot is insufficient to accommodate a detached garage let alone a double structure, hence the original design of the property included an integral single garage

The proposed garage is unnecessarily large in both height and width and The proposed garage is too close to the Northern boundary of 25 Upper drive from an aesthetic view point, changing the complete appearance of the road.

The proposed gap between the garage and the boundary of 25 Upper drive is unserviceable from a maintenance perspective

The size of this garage is nearing the size of a separate dwelling. This is unreasonable on the size of this plot in this area.

In addition, I believe these would create a potential danger to those exiting the property at number 25 Upper Drive (both pedestrian and vehicle) as the sight line along Upper Drive to the South will be significantly impaired and the large structure will also block sound from approaching vehicles. There is a danger that injury may result to individuals as a result.

I would propose that this application is refused on these grounds

Mike Fleming
12 November 2020

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 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.