



Arun District Council
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17th November 2020

Karen and Duncan Meyer
4 Appletrees
Manor Road
East Preston
Littlehampton
BN16 1PY

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 16th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31399

The proposed garage complex is far too large for this site and is in the wrong position.

It would come very close to the road and would look unsightly and out of keeping for the Upper Drive area. No other homes have large structures coming right up to the edge of the road. The proposal to come right up to the boundary of their neighbour, creating a solid barricade will damage the current open look of front gardens and driveways of their neighbour and all the house fronts along this road. It would look so out of place.

The proposed garage structure would cast a great deal of shadow on to number 25, cutting out all the light to the front of number 25's home and front garden. This will adversely affect their enjoyment of their home and it's sad that the applicant thinks this is an acceptable thing to do.

If the applicant feels that cutting out light to the front of a person's home is acceptable, a far smaller garage, set back from the road, could be placed to the south side of the applicant's drive so that the shadow would be cast over the front of the applicant's own house, and not a neighbour's. This would also be a better location to provide access for the applicant to their back garden where there is now a large access space after they cut all the mature trees and hedging down in the summer.

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.