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18th November 2020

Ashley How
8 Upper Drive
East Preston
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 17th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31449

There is little change in the proposed double garage from the original application, Ref. No. EP/96/20/HH.

I object to the garage within this application for the following reasons:-

Upper Drive, East Preston is a narrow, residential road situated on the Angmering on Sea Estate, a private estate with relatively old, (c. 1930s), houses on the west and east side. The road classically fits in with the overall 'feel' of the estate in that many of the roads feel like country lanes. It is difficult for two vehicles travelling north/south or south/north to pass each other. There isn't a footpath for the public along either side of Upper Drive.

I live at 8, Upper Drive, which is diagonally opposite No 23 to the south.

The proposed double garage to the front aspect of No 23 is, in my opinion, hugely oversized in terms of height, length and width. It is almost half the width of the house in size and half the length. It will extend away from the front of the house eastwards towards the boundary of the curtilage of the property. It appears it would end just before a narrow strip of land, (which is approx. 5 feet wide), owned by the Angmering on Sea Estate, and Upper Drive. This, plus its proposed height, will impact on the view or visual amenity and safety along Upper Drive. It would particularly affect residents living on the west side as well as pedestrians and motorists travelling north and south. Whilst the houses in Upper Drive are all different in design they do conform with a building line. No other property extends eastwards. I feel the proposed size, scale and close proximity of the development would be inescapably dominant, particularly causing a huge loss of light and overshadowing to No 25 to the north, and render parts of Upper Drive an unpleasant place to live.

Additionally, I believe there would be a danger to pedestrians and motorists using Upper Drive as vehicles from No. 23 exit onto Upper Drive.

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.