



Arun District Council
Arun Civic Centre
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30th November 2020

Peter D King FRICS
14 Brou Close
East Preston
Littlehampton
Not Applicable
BN16 1DB

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 27th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31722

Although not living very close to the property, I do pass it quite frequently and wish to object to the proposal because of my professional interest in making sure that good town planning standards are maintained for East Preston.

There are several reasons why I believe planning permission should be refused.

1. The street scene is unquestionably one where the main front walls of all the present buildings in the road largely lie behind roughly 8 metre deep front gardens. Once the garage is built it will ruin this open appearance as it will reduce the front garden depth for a large part of it to just over 1 metre. This would be a very negative result.
2. Any extension to a property ought to be subservient to the existing house. This garage will not be. It will be like a huge carbuncle and a dominant feature in the front garden which should remain open as with the other properties on this side of the road.
3. The garage will be built only 500mm away from the northern boundary of the property. The overhang including the guttering will be even less. This will not allow the building including the eaves gutters to be properly maintained without encroaching upon the property to the north. Has consent to encroach been obtained? A building that cannot be properly maintained may become an eyesore.
4. The height of the proposed garage is such that it will cut out light to the house to the north and also

overshadow part of it.

5. The reasons set out above show that the proposal is contrary to both Policy 2 of the East Preston Neighbourhood Plan and Policy D DM4 of the Arun Local Plan, and therefore the application should be refused.

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.