



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

30th November 2020

Angerming On Sea Residents Association Ltd
55-57 Sea Lane
Rustington
West Sussex
BN16 2RQ

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:

OWPC31740

The Angmering on Sea Residents Association (AOSERA) OBJECTS to the proposed development of 23 Upper Drive, BN16 1QN on the following grounds:

The development of 23 Upper Drive contravenes Arun District Council's Local Plan in a number of ways.

Policy D DM1

The proposed extension is out of character with the host building and all neighbouring properties in that section of Upper Drive. Its scale, and siting have a negative impact on its neighbour at 25 Upper Drive. The proposed building is large, tall and close to the boundary with No. 25 and will block the light into the front of No 25. The proposed extension will not be subservient to the host building.

Policy D DM2

The garage will also have a negative impact upon the street scene as the scale of the development will not be sympathetic to the overall character of the street. An extension as highly visible as is proposed will have a negative impact upon the existing street scene and should respect the established spatial character and pattern of the street.

Policy D DM4

The proposed extension will overlook and overshadow the neighbouring house No 25. The proposal does not

demonstrate, through its scale and siting, a recognition of its likely impact upon its neighbour and the proposal is not subservient to the host property.

East Preston Neighbourhood Plan:

The proposed development of 23 Upper Drive contravenes:

Policy 1 of the EPNP in that its overall size and height (D=5.5m x W=5.5m x H=3.67) is too large for the front of the property and will create a general feel of being overbearing and overshadowing. The EPNP states that 'The enlarged house should not be unbalanced in appearance or so large as to be out of scale with other houses in the road. It should harmonise with other houses in the road in scale, design and materials (...) They should not be visually intrusive or alter the pattern of the street scene.' (para 4.16). In this case, the proposal, if approved, will be out of scale with other houses in the road, and will not be harmonised with other houses as no such other development exists.

Para 4.18 of the EPNP states that 'Preservation of the street scene is important to protect the character of the village.' This proposal will not preserve the street scene.

Policy 2 of the EPNP affects Character Area One and 23 Upper Drive is located within that area. Key to this policy is preservation of the street scene and avoiding elements which would be harmful to the character of the area through, amongst other matters, their scale and height.

The East Preston Village Design Statement (VDS)

The VDS, endorsed by Arun District Council, is a material planning consideration which means that those applying for planning permission should consider its contents because Arun District Council will assess and determine planning applications having special regard to the VDS. The VDS uses that same Character Areas as the EPNP, therefore 23 Upper Drive falls within Character Area One. One of the guidelines relevant to this area states that the '... impact of (...) extensions on neighbouring properties alongside ...' In this case, having particular regard to 25 Upper Drive the proposed development is overbearing and has an impact upon its outlook and the visual amenity.

Alternative solutions, both subject to planning permission, further investigation, and comment by interested parties are:

- Relocation of the garage from the northern boundary of the plot to the southern side, or
- Make use of the passageway at the southern elevation of the house and apply to build a garage in the rear garden.

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.