



Arun District Council
Arun Civic Centre
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4th December 2020

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 3rd December 2020 which has been recorded as an objection with the comments as follows:

OWPC31917

I am commenting on behalf of the East Preston and Kingston Preservation Society

The drawings submitted with this application are defective and misleading. The drawing of the east and street front of the house only shows the roof of the proposed garage as a dotted line, and shows nothing of the rest of the proposed building. It shows the street front of the house as it is now, not as it would be if the proposed garage was constructed.

The proposal to place a double garage in front of the existing house, with its east wall about a foot from the street boundary of the plot, would have a severely damaging effect on the street scene and the character of the area. It would contravene the relevant policies of the Arun Local Plan and the East Preston Neighbourhood Plan. Indeed, it is the type of development that these Plans are intended to prevent.

In the Arun Local Plan it contravenes Policy D DM1 because it does not reflect the character of the surrounding area, especially in terms of its landscaping; and because it does not have minimal impact on users and occupiers of nearby property. It contravenes policy D DM4 because it is not visually integrated with the existing building, and does compromise the the established spatial character of the place.

The development contravenes Policy 1 of the East Preston Neighbourhood Plan because it does not reflect the architectural and historic character of the surrounding buildings, especially in its landscape design and layout, and does harm the character of the road. It contravenes Policy 2 of the Neighbourhood Plan because it does not preserve the street scene.

Planning permission should therefore be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

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.