



Arun District Council
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8th November 2021

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/125/21/PL
Site Address: 22 Vermont Drive East Preston BN16 1LA
Description of works: Demolition of existing single storey projection on host dwelling, removal of swimming pool and erection of 1 No. detached 1 1/2 storey self-build dwelling with detached garage building on existing garden land. This application is in CIL Zone 4 and is CIL liable as new dwelling.

Thank you for your internet representation made on 5th November 2021 which has been recorded as an objection with the comments as follows:

OWQC41654

This Application was considered by this council's Planning & Licensing Committee at its meeting on Monday, 25th October.

The committee agreed to raise the following objections to this Application.

The committee was concerned the proposed development would be overdevelopment of the plot and would count as back garden development.

Of the plot which has been allocated to this development, the committee felt the proposed property would be too large for the plot and there would be insufficient external amenity space for future occupants.

There was also a concern about the loss of privacy this property would result in for properties in Vermont Drive.

The committee was also concerned about the ease of access should emergency vehicles be needed by the proposed property.

Should the District Council be minded to grant Planning Permission for this property, please could it consider granted a Condition the garage is only ever to be used as a private domestic garage for the parking of

vehicles, for the storage of goods in connection with the proposed property only and for no other purpose.

Simon Cross - Clerk to the Council

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.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>