



Arun District Council
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12th November 2021

Sioned Vos
17 Vicarage Lane, East Preston
East Preston
Littlehampton
West Sussex
BN16 2SP

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 11th November 2021 which has been recorded as an objection with the comments as follows:

OWPC41818

I write as Chairman of the East Preston and Kingston Preservation Society. The Society wishes to object to this proposal as the new dwelling sits awkwardly on the plot, compromising the amenity of neighbouring houses by potential overlooking. The comments on the inadequately-sized garage and difficulties of access for emergency vehicles made by consultees substantiate the fact that this additional structure is an overdevelopment of the plot, especially if the proposed extension to the host dwelling (already agreed at EP/83/21/PDH) - not illustrated on any of the plans accompanying this application - were to be built. In addition the proposal to roof the structure in slate would be totally out of character with the area, thus contravening Policy I of the East Preston Neighbourhood Plan.
For the above reasons the application should therefore 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 including your name and address 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/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>