



Arun District Council
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30th November 2020

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

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/126/20/HH
Site Address: 56 Angmering Lane East Preston BN16 2TA
Description of works: Resubmission (EP/37/20/HH) of proposed extensive refurbishment of existing 2-storey dwelling to include, single storey side/rear extensions, 2-storey rear extension, roof extension and front 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:

OWQC31730

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 9th November.

The committee has agreed to object to this Planning Application as it believes it is contrary to the Arun Local Plan and the East Preston Neighbourhood Plan.

The proposed development is considered to have a significantly harmful impact upon the character of the street scene, and the wider locality, due to its modern appearance, and significant scale. As such, the proposed development conflicts with Policies D DM1 and D DM4 of the Arun Local Plan, and Policies 1 and 2 of the East Preston Neighbourhood Development Plan.

The proposal conflicts with Policy D DM1 of the Arun Local Plan by not necessarily improving upon the character of the site and the surrounding area, not demonstrating a high standard of architectural principles to reflect the local area, not having minimal impact to users and occupiers of nearby property and land, nor demonstrating a scale of development within the general confines of the overall character of a locality.

The proposal also conflicts with Policy D DM4 as it does not sympathetically relate to nor is it visually integrated with the existing building in massing, design, form scale and materials. Equally, the extension,

when viewed from the north or the south, could not be considered visually subservient to the main building.

Policy 1 of the East Preston Neighbourhood Plan says, alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings . This council believes the proposed redevelopment of 56 Angmering Lane neither reflects nor enhances the architectural and historic character and scale of the surrounding buildings.

Paragraph 4.10 of the East Preston Neighbourhood Plan states, It is important to avoid new buildings which appear overbearing be reason of their size, and alterations which harm the character of a road. The spirit of this paragraph applies to altered buildings too. The overall increase in mass of the property could be considered overdevelopment of the plot.

Paragraph 4.14 of the East Preston Neighbourhood Plan states New or altered buildings that exceed two storeys in height will rarely be acceptable. The proposed redevelopment includes an increase in the height of the property which may appear minimal, but the proposed design of the top storey will result in a property looking much higher. The resulting property will be out of keeping with the street scene and unneighbourly. The addition of windows in the proposed second storey will directly and unacceptably remove the existing privacy of neighbouring properties. There seems to be no mention of obscured glazing in this proposal.

Paragraph 4.16 of the East Preston Neighbourhood Plan states, Extensions should be designed to look as if they were part of the original design of the house. The proposed redevelopment of 56 Angmering Lane, still described as an extensive refurbishment , does not look part of the original design of the house. It is wholly out of character with the properties surrounding it. Angmering Lane is a mix of architectural styles built up over a number of decades, but all are based in traditional brick and stonework. The proposed amount of statement glazing would perhaps be suitable for a site facing the beach, but this is not such a site.

The proposed garage is in front of the existing building and is therefore a negative impact upon the spatial character of the area.

For these reasons, this council asks Arun District Council to refuse Planning Permission for this proposal.

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/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.