



Arun District Council
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2nd December 2020

Stanley James
47 Angmering Lane
East Preston
Littlehampton
BN16 2TA

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 1st December 2020 which has been recorded as an objection with the comments as follows:

OWPC31836

47, Angmering Lane,
The Willowhayne,
East Preston,
West Sussex.
BN16 2TA

1 December 2020

Dear Mr. Denton,

Re: EP/126/20/HH 56, Angmering Lane, East Preston BN16 2TA

I strongly object to the above development.

I live directly opposite to No. 56. The addition of a third storey with large windows will result in the development being high and an invasion of my privacy. The large windows on the second and third floors will be very prominent and will appear intrusive. No other properties in Angmering Lane have a third storey. The East Preston Neighbourhood Plan states: -

Development Principles (Page 21) 4.14: - New or altered building that exceed two storeys in height will rarely be acceptable.

The planned development is so large, it will dominate the surrounding properties and will be detrimental to the street scene. The East Preston Neighbourhood Plan states: -

Development Principles (Page 21) 4.10: - It is important to avoid new building which appear overbearing by reason of their size and alterations which harm the character of a road.

The proposed development shows a new garage located at the front of the property. This garage featured on the previous plans for number 56 for which planning permission was refused. The situation regarding the

garage has not changed. The garage would project beyond the building line and properties on the Willowhayne have covenants that restrict anything being built in front of the building line. Number 56 is no exception and has such a covenant in place. If the garage was to be built at its planned location it would be in breach of this covenant and therefore unlawful. I assume planning permission was previously refused because Arun District Council did not want to approve something that was unlawful.

The cedar cladding planned for the garage is also inappropriate and completely out of character. The East Preston Neighbourhood Plan states: -

Development Principles (Page 21) 4.12: - The materials used in new or altered buildings should harmonize in both colour and texture with the materials used in adjoining buildings.

Cedar cladding on the sides of the garage does not satisfy these criteria.

For the above reasons I urge the Authority to refuse permission for this application.

Yours sincerely,

Mr. S. James.

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.