



Arun District Council
Arun Civic Centre
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7th December 2020

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 4th December 2020 which has been recorded as an objection with the comments as follows:

OWPC31950

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

The defects of this application are that it attempts to create a house that is much larger than the present house, and somewhat taller, and is designed in a style that conflicts with the predominant architectural style of the area. The result is a building that would look out of place on its site, would detract from the attractiveness of its surroundings, and would impose some loss of amenity on its neighbours. It also introduces a double garage in front of the house, where it is outside the building line.

It is therefore precisely the type of development that the Arun Local Plan and the East Preston Neighbourhood Plan seek to prevent.

The application therefore contravenes policies D DM1 and DM4 of the Arun Local Plan and policies 1 and 2 of the East Preston Neighbourhood Plan. Both Plans emphasise that the scale of new or altered buildings must reflect that of surrounding buildings if a new building is to be successfully integrated with its surroundings. Paragraph 13.2.9 of the Local Plan mentions windows as one detail where the existing scale in the area should be respected if a new development is to be successfully integrated within the existing environment. The large windows on the west front of the proposed house illustrate this argument very effectively. They are wholly different from, and out of character with, the windows in the surrounding buildings. They and the sheer bulk of the building are the aspects of the design of the house which most obviously conflict with the general policy of both the Local and Neighbourhood Plans that new buildings should reflect the character of their surroundings.

The proposal to place a double garage in the front garden of the house would have seriously detrimental effect on the appearance of the road. It is at present characterised by large front gardens; the garage would interrupt this openness. It would breach Policy 2 of the Neighbourhood Plan, which emphasises the importance of preserving the street scene in this area of the Parish.

For the reasons cited above, planning permission should be refused for this development.

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](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

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.