



East Preston Parish Council
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Your Ref: OWQC20055
Our Ref: EP/128/18/HH
Please ask for:
Mr Z Denton

1st October 2018

Dear Sir/Madam

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

Loft conversion & single storey rear extension (re-submission of EP/89/18/HH).
39 Hillview Crescent East Preston

Thank you for your internet comments made on 28th September 2018 which has been recorded as 'an objection' with the comments as follows:

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 24th September. The applicants and their agent were advised of the meeting but did not attend.

The committee accepted some progress had been made towards addressing the objections raised against the previous iteration of this proposal, however, generally the same objections applied.

The property, one of the first built in Hillview Crescent, is the only detached bungalow in the road. The proposed extension will result in a very square property, out of keeping with the existing street scene and unlikely to look part of the original design of the house, therefore contrary to Policy 1 of the made East Preston Neighbourhood Plan. Policy 1 of the made East Preston Neighbourhood Plan also states, [extensions] should not be visually intrusive or alter the pattern of the street scene. My council believes this is also in conflict with policies DSP1 and DDM1 of the Arun Local Plan.

The scale and design of the proposal will have an unacceptable incongruous impact on the host property and unacceptable negative impact on the uniform character and appearance of the area in conflict with Policy D DM1 and D DM4 of the Arun District Council Local Plan, policies 1 and 3 of the East Preston Neighbourhood Plan and the National Planning Policy Framework.

Policy 3 of the East Preston Neighbourhood Plan, Design in Character Area Two suggests development should maintain a consistent low building height, with no development proposal of more than 1.5 storeys and where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered. This Application proposes a building of two storeys with a greatly altered roofline and is therefore contrary to this policy.

For these reasons, this council believes Arun District Council should consider refusing Planning Permission for this proposal.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning