

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC20238
Our Ref: EP/129/18/HH 08-08-2018
Please ask for:
Zac Denton

18th October 2018

Dear Sir/Madam

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

Single storey wrap around extension under flat roof & loft conversion with side dormer.
42 The Roystons East Preston

Thank you for your internet representation made on 17th October 2018 which has been recorded as '**an objection**' with the comments as follows:

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

The proposed dormer on the southern side of the roof of this property contravenes the policies of both the Arun Local Plan and the East Preston Neighbourhood Plan. It would cover nearly all the southern slope of the roof, and reach nearly to the ridge. It would have an especially large impact on the street scene because The Roystons curves south of the property, bringing the southern slope of the roof into full view from the road. The windows in the dormer would overlook the properties to the south.

This dormer would contravene Policy 1 of the East Preston Neighbourhood Plan because it does not reflect the historic and architectural character of the surrounding buildings, and it does not look as if it was part of the original design of the house. It is contrary to policy D DM4 of the Arun Local Plan because it does not sympathetically relate to the existing building and is not visually integrated with it; and because the dormer is not visually subservient to the main building.

For these reasons, we consider that this application should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or

information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning