EAST PRESTON PARISH COUNCIL

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Our Ref: GF/SC/10/10

Date: October 10th 2007

Dear Sir

EP/134/07 Roof conversion with rear dormer and side gable, Crossways, 1 Golden Avenue, East Preston

The East Preston Parish Council Planning Committee considered the above Application on Planning List No. 37 at its meeting on October 8th 2007.

The Council wishes to object to this Application on the following grounds –

The proposed development is within an area designated by Arun District Council as an Area of Special Character and the Council believes that this proposal conflicts with the requirements of Policy Area 1.

1. "Crossways" is a semi-detached two-storey dwelling and the proposed side gable extension will significantly unbalance the design of these dwellings and would be out-of-keeping with the character of the street scene.

2. The development would detract from the special character of this designated area and would conflict with the criteria set out in the Supplementary Planning Guidance.

3. The almost full-width dormer extension to the rear is too large and out of proportion with the original building and does not sympathetically relate to or is visually integrated with the existing dwelling. The dormer windows should be small enough to be subordinate to the appearance of the roof as a whole.

4. The development will have an overlooking or overbearing effect, would be unneighbourly and would have a materially adverse effect on the residential amenities of adjoining properties, particularly to the adjacent property to the east, resulting in a loss of privacy and detrimental to their quiet enjoyment.

The proposed development is therefore considered to be harmful to the character and appearance of this designated special area and conflicts with policies DEV 1 and LOC 1 of the West Sussex Structure Plan and policies GEN 7, DEV 19 and AREA 1 of the Arun District Local Plan.

The Council therefore wishes that this Application is REFUSED.

Yours faithfully

Simon Cross
Clerk to the Council