

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC4016
Our Ref: EP/134/14/PL 22-08-2014
Please ask for:
Mr D Sullivan

9th October 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Replacement dwelling with integral garage following the demolition of the existing house and garage.

Shore House Seafield Road East Preston

Thank you for your internet representation made on 8th October 2014 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 Society considers that the proposed house is too bulky and too tall for its site. The depth of the proposed house is so great that it has been necessary to cut off the top of the roof to keep its height within a metre or so of the height of its neighbours. The depth of the house is not mitigated by any features of its design, and will therefore be noticeable from the road and the beach. The three storey southern front would dominate the view from the beach, and it too high for its position near the beach. It also conflicts with the wishes of East Preston's residents, as expressed in the Community Survey of September-October 2013, which showed that 79% of respondents considered that new buildings should be no more than two storeys high.

The Society considers that the scale of the proposed house is incompatible with Policy D DM1 of the draft Arun Local Plan, and with the emerging East Preston Neighbourhood Plan. This application should therefore be refused.

*David Sawers
Chairman*

East Preston and Kingston Preservation Society

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

Karl Roberts
Assistant Director Planning & Economic Regeneration