

JMS

Mrs Barbara Thorpe

Dene Cottage

156 Sea Road

East Preston

BN16 1PB

ARF DISTRICT COUNCIL
TECHNICAL SUPPORT

14 FEB 2012

ACTION.....
(of 5)

East Preston Parish Council
Sea Road
East Preston

12.02.2012

Dear Sir/Madam

ACK

Planning Department
ACK
Town Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Re: EP/136/11

I am writing to oppose the above outline plan.

Initially I would like to draw attention to the fact that these plans make no mention of my home, **DENE COTTAGE, 156 SEA ROAD** as being the adjoining property to Crinnis. The garden at the front of my property is directly next to the boundary fence. Therefore the proposed property will border my garden. This is my only garden as there is no garden at the rear of the house.

The proposed building will be extremely over-powering to my home and garden and would ruin the view I have now. It would also have a detrimental effect on the appearance and character of Sea Road. The property would appear cramped within the plot and the already substantial Crinnis would be left with minimal garden in comparison to its size. This property would have an adverse impact and cause unnecessary over dominance to the road and surrounding residents on land intended for garden space. A clear message from the recent 2012 quarterly East Preston newsletter was that "East Preston should remain a thriving garden village by the sea".

The style of the proposed property would not be acceptable in Seafield Road - an **Area of Special Character**, with properties set on generous plots. The property will still be very much on view in Seafield Road despite having its entrance on Sea Road. Ironically, a photograph of Crinnis was specifically chosen to illustrate, in the East Preston Village Design Statement Book in the section relating to **Character Area One**, an example of "half-timbered style. Although the entrance has been changed from Seafield Road to Sea Road, the property is still being built adjacent to **Buildings with Special Character Area One**. Please note despite there being very little reference at all to my home being adjacent to the proposed new property, my house and land are designated as being within **Character Area One** according to the Schematic Map of Character Areas in the Village Design Statement.

Although regular references are made to "other recent developments within the same sector of Sea Road" in order to support the Crinnis project, I would like to point out that these new properties have been built in a pub car park and a caravan site.

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The proposed plans state that the new property is intended for family use – whether this is the case or not - what is to stop the current owner, having gained planning permission, going ahead and building the new house and promptly selling it as one sees so often happen.

I find it particularly ironic that within the last few years, Mr Dench and I spent a great deal of time and effort vigorously opposing the plans for a house being built on ground owned by the Well House directly adjacent to Crinnis.

The traffic at this end of Sea Road is already a problem for residents. I am a grandmother to three young boys who regularly go down to the beach from my home. Sea Road is a busy lane with cars and lorries delivering to the Seaview Pub and using the caravan park. The intended new property has its entrance directly onto Sea Road. As the property is 'expecting a number of vehicles' at the property, surely this will cause further congestion and safety concerns for this narrow part of Sea Road.

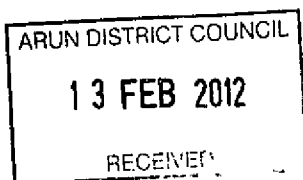
Particular effort has been made to accommodate environmental issues but surprisingly, this new property would actually involve removal of established trees and greenery. The most 'environmentally friendly' option would be to simply not build the property in the first place. There are a number of properties for sale in East Preston of similar size that could offer a solution for his family without spoiling the "narrow coastal lane" and compromising the view down to the beach which residents and visitors alike have cherished for so many years. Retaining a small flint wall is not enough!

Yours faithfully,

Barbara Thorpe (Mrs)

- I would also like to add it is very unclear as to the exact position of the new property in relation to all the boundaries and measurements of the plot.
- No garage or street parking.
- Does this set an example to be followed? in other gardens.

JMS.



Corner Cottage
125 Sea Road
East Preston
BN16 1NX.

EP/136/11

10th Feb. 2012.

Planning Dept.
Arun District Council
Arun Civic Centre
Maltravers Rd.
Littlehampton BN17 5LF.

ACK

Dear Sirs,

Re: EP/123/10

I am writing to object to the proposed building of a two-storey detached house - Ref: as above.

It will mean more traffic turning out on this small road leading to the beach and the general over development of Sea Road and the whole village area - another infill?

Yours faithfully

