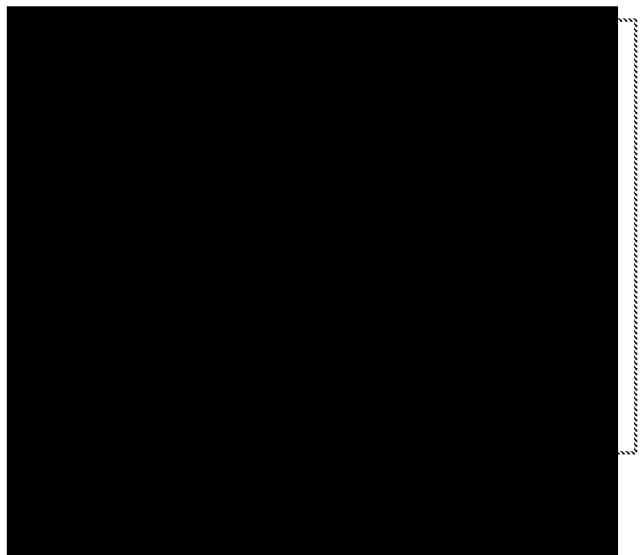
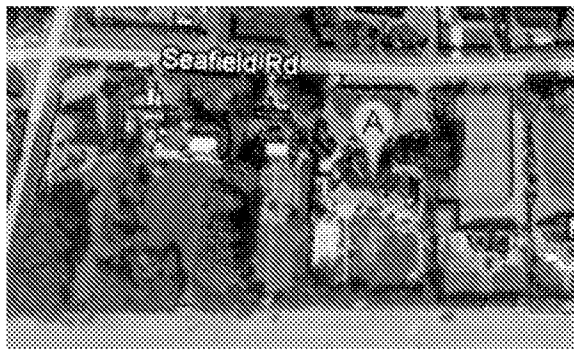


Planning Statement for:

Proposed development of one two storey detached dwelling house of sustainable carbon efficient design adjoining Crinnis House, Seafield Road, East Preston, West Sussex, BN16 1NA



Background

2

Enclosed is a revised outline planning application following the refusal of application EP/123/10.

The revised application addresses the concerns from the refused application. The redesign and layout have been amended following post application discussions with the Case Officer.

Design

Although this is an outline application with all matters reserved, as can be seen from the Design & Access Statement, Application Drawings and other supporting documents the redesign has been carefully considered with regard to its low impact upon the streetscene and to respect local and neighbour amenity.

It is proposed that the design will incorporate energy saving features to provide a low energy carbon efficient home, which is situated in an sustainable location within the existing settlement boundary of East Preston.

Planning Policies

Please find enclosed with this application a separate document headed 'Conformity to Local Plan'. This sets out in some detail what is considered to be the relevant Local and National Planning Policies relating to this proposal.

Supporting Documents

In addition to the Design & Access Statement and 'Conformity to Local Plan' other documents to support this application are enclosed, these are as follows:

- ✓ Sea Road Development with photos
- ✓ Representation of objections to EP/123/10
- ✓ Sea Road Development a comparison of scale
- ✓ Sea Road characterised

Conclusion

I consider that this application conforms to Local Planning Policies and addresses concerns raised from the original refused application; I therefore hope that the Planning Department will be able to support this application. If there are any areas of concern I would appreciate the opportunity of discussing them prior to a decision being made.