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Arun District Council

Mrs Barbara Thorpe
Dene Cottage
156 Sea Road
East Preston
West Sussex BN16 1PB

2nd October 2012

Planning Inspectorate
Room 3/20 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



Dear Sir/Madam

RE: APP/C3810/A/12/2181653/NWF
(EP/136/11)

I am writing to strongly oppose the above application and request that the Site Visit by the Inspector includes viewing the site from inside my garden so it can be seen exactly how this new property will affect me. The visual effect of this property cannot be seen simply from the road or public view.

Initially, I am very concerned that these plans make no mention of my home, Dene Cottage as being the adjoining property to the applicant's home, Crinnis. My front garden which adjoins the boundary fence of Crinnis, is my only garden as there is no garden at the rear of my home.

In the plans, it is unclear as to the exact position of the new property in relation to all the boundaries. Also the overall measurements of height etc need clarification. It is difficult to ascertain from the application exactly where the new property is to be situated as it appears to have the entrance for vehicles on Seafeld Road but the pedestrian entrance on Sea Road. The traffic at this end of East Preston is already a problem for residents. Sea Road is a small lane leading down to the beach which is only one car's width and is a dead end. It already supports both cars, lorries and caravans for the Seaview Pub and its car park, the Caravan site and car park, Dinghy Club and drop offs to the beach (please see attached map). The eastern end of Seafeld Road is a permanently gated road with just enough space beyond the gates for cars to turn around in order to get back out of Sea Road or to move aside for other vehicles.

The proposed building will be extremely over-bearing and un-neighbourly to my home and garden. It would ruin the view I have now. It will have a detrimental effect on the appearance and character on both Sea Road and Seafeld Road and over-dominate land intended for garden space. The property will be cramped within the plot and Crinnis would be left with minimal garden in comparison to its house size. (Does this set an example for future planning applications?).

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The 2012 East Preston newsletter stated that "East Preston should remain a thriving garden village by the sea". The style of the proposed property would be not be acceptable in Seafeld Road – an Area of Special Character, with properties set on generous plots. There is very little reference to my home being adjacent to the proposed property but 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.

In order to support the Crinnis project, references are made to "other recent developments within the same sector of Sea Road", (and therefore Seafeld Road) but I would like to point out that these have been built in a pub car park and a caravan site.

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

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

I find it particularly ironic that a few years ago, Mr Dench – the applicant, 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 next door to Crinnis in Seafeld Road.

For these reasons, I would urge this committee to refuse planning permission for this application.

Yours faithfully

Barbara Thorpe

