



East Preston Parish Council
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Your Ref: OWQC16229
Our Ref: EP/138/17/PL
Please ask for:
Mrs A Gardner

13th November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing buildings & erection of 3 No. dwellings with associated parking,
alterations to existing access & relocation of staircase to flats.

Land Rear of Beechlands Cottages Beechlands Close East Preston

Thank you for your internet comments made on 10th November 2017 which has been recorded as
'an objection' with the comments as follows:

This council s Planning & Licensing Committee considered this Application at its meeting held on 23rd October. The Applicant was invited to attend but did not.

The council agreed it would object to this Application on the following grounds.

The proposed development would represent an overdevelopment of the site which would appear unduly cramped and would therefore be contrary to saved policies within the Arun District Local Plan, Policies 1 and 2 of the East Preston Neighbourhood Plan and the National Planning Policy Framework (NPPF).

The committee was also concerned about the ability for emergency vehicles to access the site, not only the proposed new properties but also the rear of the existing flats above the shops in North Lane/Sea Road. The committee was concerned about emergency exit for the residents of the flats above these shops if the escape staircase is moved to one end of the building this will be an unnecessarily long route for some residents.

The committee was concerned about the provision of just five parking spaces, one of which to the south of the sub station appears to be impossible to use, appears to have no room for doors to open or people to walk alongside the vehicle. The plans suggest a total of fifteen people could live in these properties regardless of parking calculators, is it realistic to believe those fifteen people may only have five cars between them? If the proposal went ahead, existing car-parking would be lost in an area in which on-street parking is already at a premium.

The committee felt the design of the building was contrary to the National Planning Policy Framework as there seems to be no reason for the two ends of the building not to be the same shape. Section 64 of the NPPF states Permission should be refused for development of poor design .

There was also concern about the distance the new properties will be from the back of the

existing Nos. 1-4 Beechlands Cottages. The proximity of the new properties both to Beechlands Cottages and other nearby properties could result in a loss of amenity.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this development.

Simon Cross - Clerk to the Council

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 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



Neil Crowther
Group Head of Planning