

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC16359
Our Ref: EP/138/17/PL 29-09-2017
Please ask for:
Mrs A Gardner

17th 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 representation made on 16th November 2017 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 objects to this application for the following reasons:

The proposed terrace of three houses would be built so that the upper windows were 18-21 metres from the upper windows of the four existing houses in Beechlands Close and the fifth house for which planning permission has been give. At this proximity overlooking would occur and the development would have an unacceptable adverse effect on the occupiers of these adjoining properties. The development would therefore be contrary to Policy GEN7 (iv) of the Arun Local Plan.

The development, and especially the position of the proposed parking places, would hamper access to the vehicle entrance to 125 North Lane, and access for commercial vehicles delivering to the rear entrances of the shops at 127-143 North Lane. The development would have an unacceptable adverse effect on the use of these properties, again contrary to Policy GEN7 (iv) of the Arun Local Plan.

The provision of 5 parking places is unrealistic. One place is between an electricity substation and another building; a car's door could not be opened in this position. Another space partially obstructs the vehicle entrance to 125 North Lane and could not therefore be used. The three remaining spaces are too few for three three-bedroomed houses. The proposal is therefore contrary to Policy 1(ii) of the East Preston Neighbourhood Plan.

The character of the proposed terrace, at the rear of the existing properties in Beechlands Close and North Lane, is wholly alien to the character of the area. It is therefore contrary to Policy 1 (i) of the East Preston Neighbourhood Plan

For the reasons cited above, the Society considers that planning permission should 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 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