

Lol Pilfold
125 North Lane
East Preston
West Sussex
BN16 1HB

Your Ref: OWPC16354
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:

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**OBJECTIONS TO PLANNING APPLICATION EP/138/17/PL LAND TO REAR OF
BEECHLAND "COTTAGES"/ NORTHERN PARADE OF SHOPS EAST PRESTON**

We have lived in South Norris our family home since 1975

We strongly object to this proposed development on the basis that ;

Over the years we have designed the rear of our property to make use of sun and daylight when it is available .

The design of the proposed dwellings will cast a shadow on our garden and severely restrict any sun particularly from sunrise to midday during the winter months when it is at its lowest.

Our conservatory kitchen and greenhouse rely upon this natural light.

The design and height will have an overbearing impact on us by invading our privacy and considerably reducing the enjoyment of our property.

The occupants of these proposed dwellings will have a clear view into our home if they are built, their views would be further enhanced by the reduction in the height of our existing 2.7 metre high boundary wall (forming the back of the garage) which is reduced to an 1800mm high wooden fence on the plans.

The re-positioning of the metal staircase on the Northern end of the existing balcony to the rear of the flats would be unsightly and intrusive. It would interfere with our privacy as it's proposed position is adjacent to our conservatory / dining area and open to the general public.

As an escape it would require the unlocking of the gate at the end of the alleyway which has been closed to all since the mid-eighties, this to allow permanent egress/ access to anyone including the public.

The proposed development seeks to severely restrict the vehicular and pedestrian access route to our property making it difficult to ingress and egress safely for us, family, friends and deliveries who are entitled to do so.

The severely restricted route with tight bends and radii to Beechlands Close would be impossible to negotiate when towing our race trailer or when friends and family visit either in their motor homes or other vehicles as they do so at present (see photo attached).

The 2 parking spaces shown at the Western end would block our existing access and would not be possible if the plan were correct in detail and the metal staircase was to remain in its present position.

No provision has been made for our pedestrian visitors or others using this now narrowed route with regards to their safety either by way of a pavement or lighting. There is no consideration on the plans for parents with children in prams or the elderly when

confronted by motor vehicles.

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 to 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