



Arun District Council
Arun Civic Centre
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2nd December 2021

elliott burns
14 the nookery
east preston
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Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/142/21/HH
Site Address: 38 Vermont Drive East Preston BN16 1LG
Description of works: Conversion of roofspace to habitable use to include 2 x side dormers, Juliet balcony and conversion of roof from hip to gable end and single storey ground infill extension.

Thank you for your internet representation made on 1st December 2021 which has been recorded as an objection with the comments as follows:

OWPC42293

I wish to object to this application. My grounds are.
EAST AND WEST ELEVATIONS

The hip to gable extensions on both the east and west elevations are out of proportion and would affect all the neighbouring properties. and would appear to contravene Policy 3 of the East Preston Neighbourhood plan in that they will alter the form of the roof of 38 Vermont Drive. It is unclear what type of glass would be used in the windows or how they would open. I would say that if permission is granted they would need to be of occluded glass and non opening below 1.5 meters as per the permission for 32 Vermont Drive ref EP/57/20/HH.

SOUTH ELEVATION

The Juliet Balcony is totally inappropriate as it will be overlooking adjacent properties and be overbearing and intrusive to neighbours as the gardens in both Vermont Drive and The Nookery are small. Therefore this will affect the amenities of the occupants of nearby properties in breach of policies D DM1 of the Arun Local Plan. The window should if permitted should be of occluded glass and non opening below 1.5 metres as above.

Elliott Burns

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>