



Arun District Council
Arun Civic Centre
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7th January 2021

Theresa Woodward
The Dolphins West
South Strand
East Preston
West Sussex
BN16 1PN

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/146/20/HH
Site Address: Sandgate House South Strand East Preston BN16 1PN
Description of works: Detached double garage & garden room.

Thank you for your internet representation made on 6th January 2021 which has been recorded as no objection with the comments as follows:

OWPC32617

There is a restrictive covenant dated 8 January 1974 on the title filed WSX 873 and being Sandgate house. This covenant is for the benefit and protection of the adjoining land known as The Dolphins. This covenant states that this title WSX 873 will be used for the erection of one single private dwellinghouse only and that the access driveway will only be used for this.

This current application consists of a detached building of 87m² which includes a garden room and shower room. If this application is successful we would ask that the granted permission is conditioned to reflect the above covenant. This would protect our interests on the use of this detached building becoming a separate holiday let, AST or permanent separate dwelling in the future.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.