

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

Your Ref: OWPC4217
Our Ref: EP/149/14/PL 17-09-2014
Please ask for:
Mrs A Gardner

6th November 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Construction of 3 bedroom dwelling with rooms in roof space. Resubmission of
EP/100/12

37 Orchard Road East Preston

Thank you for your internet representation made on 6th November 2014 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 site of the proposed new dwelling is too narrow to accommodate a three bedroom house of an acceptable appearance.

The proposed building is therefore poorly proportioned, being too narrow in relation to its height and quite different from the proportions of its existing neighbour to the west. It also present a facade that is dominated by the front slope its roof. Its design is contrary to Policy D SP1 of the Emerging Arun Local Plan, and Policy GEN7 of the Arun Local Plan.

The windows of the two bedrooms upstairs would overlook the rear of the properties in Windlesham Gardens to the south and Orchard Road to the west, reducing the privacy these properties now enjoy. This feature is contrary to Policy D DM1. 3 Impact of the Emerging Arun Local Plan, and Policy GEN7 of the Arun Local Plan.

The provision for parking in the front garden assumes that two cars can satisfactorily be parked one behind the other. This kind of provision is liable to lead to an increase in on-road parking, and is contrary to policy 1. (ii) of the emerging East Preston Neighbourhood Plan.

The Society believes that this application should be refused because it contravenes the policies of the existing and emerging Local Plans, and the emerging Neighbourhood Plan.

*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

Karl Roberts
Assistant Director Planning & Economic Regeneration