

3 Windlesham Gardens
East Preston
WEST SUSSEX
BN16 1EQ

5 November 2014

Reference: EP/149/14/PL

Proposal: Erection of three bedroom house

Location: 37 Orchard Road, East Preston, BN16 1RB

FAO: Mrs A Gardner

Dear Mrs Gardner,

I am writing to you regarding the above planning application. We live at the rear of this site and I am registering my strong objections to the proposed development on the following grounds.

The proposal for a two storey house in this location is contrary to the East Preston Village Design Statement. Both Orchard Road and Windlesham Gardens are classified Area 2 and consist of bungalows. As the guidelines state, new buildings should not be significantly higher than existing properties or have an overbearing effect on adjacent properties **including those at the rear**. This proposed house is therefore clearly at odds with the surrounding properties and the design statement.

With regard to the design of the house, now that the proposed house is to be moved closer to my Boundary people will be able to see even more directly into our kitchen **and bedrooms**. As you can imagine this is an unacceptable situation.

The depth of my rear garden is less than thirty feet. A house of this height in such close proximity will be an overbearing presence.

ADC Planning Policy, as detailed in your local plan, states all instances of developments in gardens should be strongly resisted.

With regard to the new design having minimal impact the south side of orchard road is a continuous line of bungalows this being the sole house it will stick out like a sore thumb. On a recent visit to Orchard Rd, I counted 6 vehicles parked off road and 1 on road so the provision of 4 parking spaces will result in even more traffic congestion in orchard road.

Yours sincerely

Mr K.D.Wood