

ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
10 NOV 2014
ACTION...

29 Orchard Road
East Preston
BN16 1RB.

10th November 2014

Planning Department
Arun District Council

Attention: Mrs Gardner

Ref: EP/149/14/PL.

Location: 37 Orchard Road, East Preston

I wish to lodge an objection to the above proposed building for the following reasons:

1. The size of the proposed new property is not suitable to the size of the plot and is too dense for this area.
2. Orchard Road is narrow (2 car-width wide) and the corner of the road by 37 is often congested and is, at times, hazardous - especially at the beginning and ending of school times - as it is near both infant and junior schools.

Although the Design and Access Statement states that 2

parking spaces are provided for each of no 37 and the proposed new build, there are sometimes 5 cars/vans and a caravan parked off-road at no 37.

3. I note from the Design and Access Statement that it is proposed that there is a 2 metre gap between the existing and proposed building to allow access to no 37 which is on the side. However, it is not clear whether the new build is to be erected on the dividing line between the properties.

At the moment the proposed new property is intended for a family member so the width between the properties / lack of privacy for both properties should not be a problem.

However, when / if both / either properties are sold there may be problems. If the new owners wish for more privacy and erect a partition it may (depending whether the new build is on the dividing line) cause

(a) lack of light to windows on that side of the new build

or (b) less access room for any to no 37.

4. There is also the problem of lack of privacy to the surrounding properties - especially to the rear and
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west. It is also not clear whether it is proposed to have windows (east and west facing) in the roof of the rear 1st floor bedroom. Although it is stated that proposed east/west windows are high level where feasible, the question of feasibility is a moot point and can vary between the submission of plans and actual build.

I would appreciate it if you could take the above points into consideration at the planning committee, and, hopefully, reject the proposed plans.

Yours sincerely



MRS J. GILLHAM.
