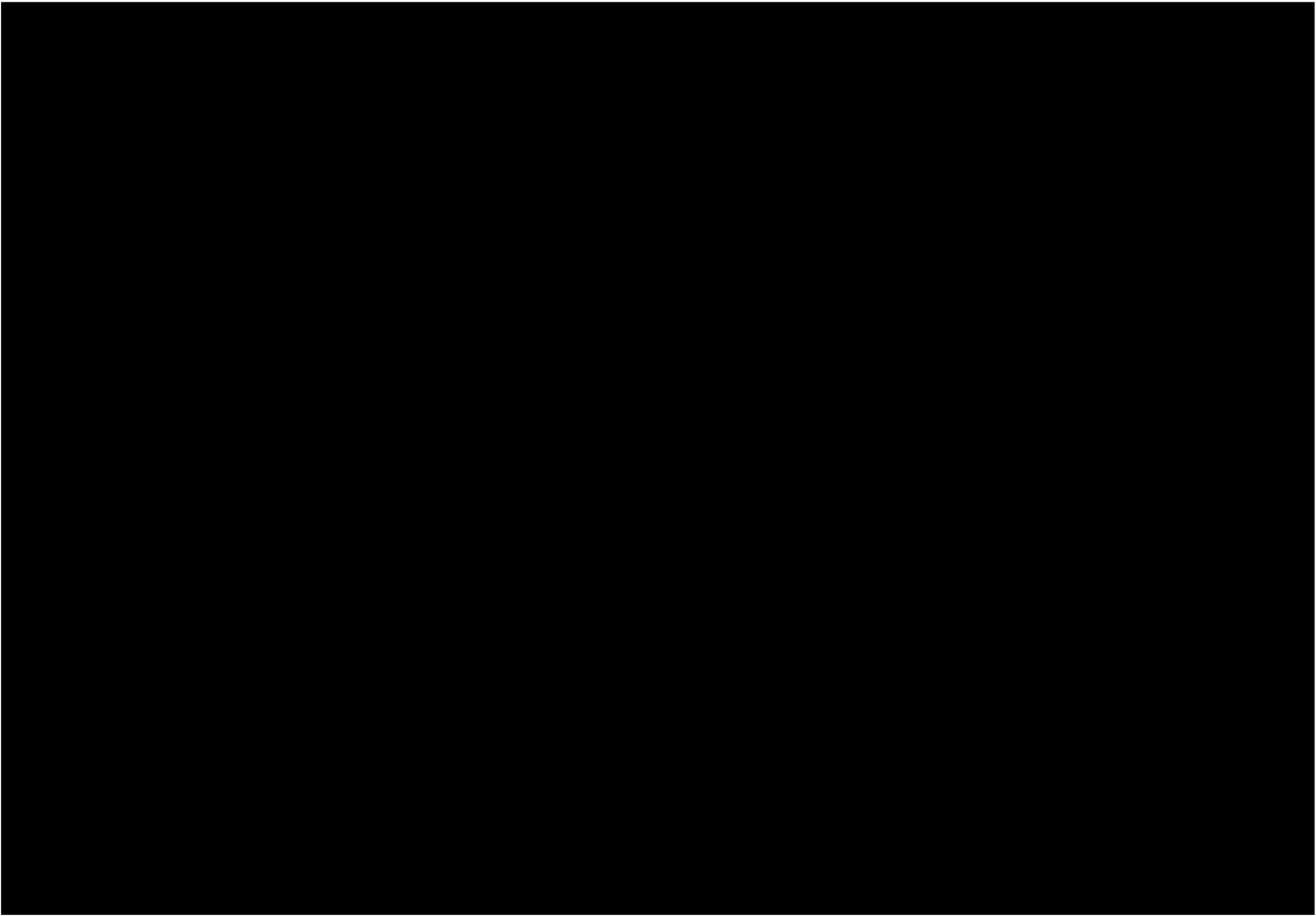




From: Carolyn Pannell [REDACTED]
Sent: 08 November 2014 13:53
To: Anita Gardner
[REDACTED]

Subject: RE: EP/149/14/PL RESPONSE TO EAST PRESTON AND KINGSTON PRESERVATION SOCIETY'S OBJECTION LETTER

Dear Mrs Gardner,

It is surprising to see this submission so late on the 6th November, but not unexpected!

This objection Letter should be dismissed as **MAY BE** being biased and using **NON VALID, ERRONEOUS COMMENTS** for the following many, many reasons.

At the meeting held on the 27th October, the East Preston Parish Council's Clerk in the recording asked a male councillor if they had received any communication from the East Preston and Kingston Preservation Society. The response was **NO**. The Parish Council's minutes of the meeting also confirms "**no public representations had been received about the Application**"

There are questions that should be asked about this submission Objection Letter now entered much later and whether it is considered to be "**good practice**" the same also applies to the East Preston Parish Council's Letter as **ONLY VALID COMMENTS** should be submitted by these committees, for they are only consultees and not planning officers. One of the Parish Clerk's emails confirms this to be the fact. Copy already in your possession.

The following also helps to support the many, many reasons for rejecting this objection letter.

It is possible that this objection sent by Mr David Sawers can possible be considered to be another means for East Preston Parish Council under their Action Plan dated 1st October 2012 to "**apply all available regulatory means**" (page 37 of EP Action Plan) to submit maybe another objection via a sub committee.

If you go onto the The East Preston & Kingston Preservation Society Internet site and click on "**contact us**" the referral details are:-

Call the Council on 01903 770050; or e-mail the Clerk: eparishcouncil@btconnect.com or the Assistant Clerk: eparishcouncil2@btconnect.com

East Preston Parish Council

Council Office

122 Sea Road

East Preston

BN16 1NN

Which is the same Clerk's email address to which you already have seen several communications between myself and the Parish relating to this planning Application. The same Clerk of East Preston Parish Council who personally read from Point 12 of the Inspectorate's Appeal Letter which states:- **"I am satisfied that there would be enough private garden space for the occupiers of the proposed dwelling."**

From this information above it is therefore, possible that East Preston Parish Council maybe using the Society to submit **TWO objections** from the same Parish Council and therefore, **may be using this to "apply all available regulatory means"** (page 37 of EP Action Plan) to submit an objection.

If you also click **HOME** on the **East Preston and Kingston Preservation Society web page** the page then list's the **EAST PRESTON ACTION PLAN** dated 1st October 2012 in it's main menu.

In this Action Plan it states:-

Page 13 of document titled East Preston Action Plan under the header:

BIG ISSUE 2: DEVELOPMENT.

States **"There are too many new homes in East Preston, we don't want any more"**

On page 14 states their aim:-

To ensure rigour, our completed Neighbourhood Plan will be subjected to an independent examination and then a public referendum. If successful, the **spatial planning elements** of the Neighbourhood Plan can be promoted through Neighbourhood Development Orders which effectively give permission (**or not!**) for **specific developments or types of development**.

Local Planning Authorities will have a duty to adopt a legally compliant neighbourhood plan that has successfully passed

a public referendum in which 51% of voters have voted in favour.

This referendum has not yet taken place, so we the public have yet to agree to "THEIR" views, these are not the public views. As this can be seen as not so, later on in this letter.

The ACTION PLAN STATES

6d HOUSING Page 25

Housing, DEVELOPMENT, is a BIG ISSUE has been covered in section 5.

"WE" need to focus on having the **"SMALLEST"** possible amount of building of new housing in the community where the current obligation is for 30 affordable STANDARD HOUSES.... **"WE"** will be aiming to **"USE OUR"**

Neighbourhood Plan to **INFLUENCE** the **FUTURE** development of housing in EAST PRESTON.

The Parish should consider adopting a policy of **"SUPPORTING"** and **APPROVING** the reconstruction internally of **EXISTING LARGE HOUSES to convert them into FLATS.**

Yet on page 16 Point16 of the East Preston Action Plan. It states:-

Respondents views on the proposal for the construction of 30 houses (over the next 15 years) was fairly evenly split with **48.47% saying that this was about right**, 46.72% that it was too many and only **4.80% saying that this was not enough.**

Therefore, **53.27% were in FAVOUR.** So in a referendum this poll would reject the above Parish's current views!

For the above reasons I have now asked the Clerk of East Preston Parish Council under the freedom of information Act to confirm If this is the same Mr David Sawers who has submitted this letter, is the same Mr David Saver's whose name appears in the Parish minutes and "Steering committee"?, of which I had copied yourself into this email.

There appears to be probably a connection and therefore, can be no possible doubt, that Mr David Sawers had probably been fully informed. Also probably had seen a copy of the Appeal APP/C3810/A/13/2205105 and was aware of the following:-

That I had stood up in the meeting of the 27th October and pointed out that the distance to the boundaries had been discussed with planning and was acceptable under building regulations. Had informed the committee to refer to my

Architects submission. It states **Under policy D DM3 - external space standards. Which states minimum rear garden length is 10m and the design at its shortest point it is 11.79m. The Minimum rear garden is 85m squared and the design is 140m squared!** Confirming the Inspectorates findings and sufficient garden space for the proposed new dwelling.

In Scale it states **"Footprint of the proposed house is 80.2M squared and the proposed plot measures 310m squared"**

During the meeting the two male councillors discussed using GENE7 and then had decided they couldn't use it! All these points were emailed to Mr Cross, copies already provided to planning, and the meeting finished with Mr Cross saying they would go away to think about what their objections might be?!

In the Society's previous objection letter reference OWPC341 for EP/100/12 the same Mr David Sawers has said:-

"We **"CONSIDER"** that the site of this proposed development is **too narrow** to permit the design of a appropriate building."

"The HOUSE would **STAND ABOVE** it's neighbours"

"The house would also present a **BLANK and unattractive front to the street**"

"The Design statement emphasis the importance of **preventing increases in height** to this part of East Preston, where the **present buildings are uniformly single storey**"

The only point above that could be considered as factual correct is the BLANK front of the original design. The Inspectorate **HAD DISMISSED ALL others.**

Thus, proving that comments presented by the East Preston and Kingston Preservation Society **CANNOT** be taken **as correct/ or factual** and are might merely be **erroneous comments** being used instead of **VALID** comments, as previously proven by the Inspectorate.

For in the Inspectorates Appeal Report it states:-

Point 12. Inspectorate Report **"I am satisfied that there would be enough private garden space for the occupiers of the proposed dwelling."**

The boundary fencing has also now been placed in the **CORRECT** position along the boundary line for the land owned by number 37, which has been confirmed as in the correct position in August by Arun Council.

Point 3. Inspectorate Report- The site is located in a residential area with a **mix of detached and semi-detached Bungalows, as well as 2 bed houses and flats.**

Point 10. Inspectorate Report. I have noted the **appeal site is close to the boundaries of Character Areas 2 and 4 which have slightly different criteria for new development.**

The new design has addressed ALL previous issues raised by the Inspectorate, neighbours and Arun Council. It now mimics the dwelling of no. 37 and it's surrounding neighbours. Is smaller in both design and roof area. Has given more available space between it and number 37. So, cannot be deemed as cramped **VIEW PLAN ELEVATIONS**, yet Mr David Sawers has submitted under reference OWPC4217 once again.

"The site on the proposed dwelling is too narrow to accommodate a three bedroom house of an acceptable appearance"!

(a) Shows that the Inspectorates Report Point 12 has been completely **IGNORED** and is using an erroneous comment which is **NOT VALID!**

(b) As the new proposal has the **SAME LOW FRONT GABLE appearance of No.37 and many of its neighbours in Orchard Road and other street scenes of East Preston.** This can only be considered as very insulting to the residents of Orchard Road and many other residents who live in East Preston!. If Mr Sawers states this!

(c) The Village Design Statement also says:- **"New Builds should be Compatible with, but NOT necessarily the SAME, as the existing buildings in the ROAD"**.

The Letter then states:- **"The proposed building is therefore poorly proportioned, being too narrow in relation to its height and quite different to the proportions of its neighbour to the west."** "It also presents a facade that is dominated by the front slop roof". Its design contrary to.....

Once again showing that Mr David Sawyer who lives at 10 SeaView Avenue, East Preston on the **PRIVATE SEA ESTATES** and shows that **Mr Sawers has NO IDEA** what so ever of the appearance of the street scene of Orchard Road, East Preston!?

Or has looked at the **new plans correctly or taken any notice of the Inspectorates Appeal Report or the Architects statement?!** Or perhaps has even ever visited Orchard Road, East Preston.

The new proposed design:-

- (a) It's **not higher** as Mr Sawyer's previously also tried to state. It is the **SAME height as no. 37** Refer to plans CLEARLY showing this?! So the property to the West **REMAINS UNAFFECTED**.
- (b) It has the **same low front gable appearance** and the entrance has been placed on the front instead of the side. For the East Preston VDS states "**New Builds should be Compatible with,, but NOT necessarily the SAME, as the existing buildings in the ROAD**".
- (c) The new plan mimics it neighbours. Refer to plan.
- (d) The **new dwelling has a smaller property to the West of it** and **TERRACES HOUSES** directly North and Diagonally of it! It has various dwellings of different shapes and sizes surrounding the site, so **CANNOT** be compared to the proportions of **ONE** dwelling to **WEST**. This is an **INVALID** comment. There is also a **wide open space between** the new dwelling and the dwelling mentioned.
- (e) The new design plans **CLEARLY SHOWS** it neighbours no. 37 and no, 35 which **BOTH HAVE** a facade that is a front slope appearance roof with **LOW FRONT GABLES**. The new Design is the **SAME** as these and other dwellings in Orchard Road?! So this comment **CANNOT** be deemed once again, as a **VALID** point, it is **erroneous**.
- (d) In page 3 of the Architects statement under Neighbours it states "**CARE HAS BEEN TAKEN TO LIMIT THE HEIGHT OF THE ROOFS CLOSE TO THE BOUNDARIES**"
- (e) Scale. **The overall height will match the height of No.37**
- (f) Scale. The **footprint** of the proposed house is **80.2m sq** and the proposed plot measures **310m sq**.
- (g) Dwelling standards for a three bedroom are:-
- (i) General ground floor are Minimum 96 (M sq). Design is **106 (M sq)**
- (ii) Kitchen and living space. Minimum 29 (M sq). Design is **33 (M sq.)**
- (iii) Double Bedroom. Minimum 12 (M sq). Design is Bedroom 1 - **15.4(M sq)**, Bedroom 2- **12.5 (M sq)**, Bedroom 3- **13**. All above the minimum double bedroom sizes.
- (h) Scale. Minimum rear garden space for a small semi or detached max 3 bedrooms is:-
- (i) Minimum Rear Garden Area 85m sq. Design **140 m sq**.
- (ii) Minimum Rear Garden Length 10m sq, Design at **SHORTEST PART 11.79m sq**.

In the Architects statement it **CLEARLY** states "**The distance between no. 37 and the new property will be 2 METRES and 1 METRE gap will be maintained between the property and the West Boundary.**"
There is then a wide open space.

Mr Sawers then states: "**The windows of the two bedrooms upstairs would overlook the rear of the properties in Windlesham gardens.. reducing the privacy these now enjoy**"

- (a) If Mr Sawers had visited the proposed plan or consulted any of the Councillors who attended the meeting on the 27th October, as there is a clear connection. Mr Sawers would have seen or be told from photographs already provided and presented during the meeting that we would not be able to see anymore than we can already see, which is very little from the existing upper storey windows of no. 37. Copy of pictures will be provided.
So this can only be deemed as an **erroneous statement** once again and **NOT A VALID COMMENT**.
- (b) There is **ONLY ONE** window on the plans facing **SOUTH towards Windlesham Gardens, NOT TWO**. An erroneous comment and not valid once again.
- (c) The plans clearly show that the distance from the new dwelling to the closest point of the boundary **MEETS BUILDING REGULATIONS**.
- (d) A dwelling in Windlesham Gardens has the **SAME** dormer similar appearance overlooking dwellings in Orchard Road. Picture will be provided.
- (e) To **COMPLY** to Building regulations has meant that a **FIRE ESCAPE** to the upper bedrooms **MUST BE** provided. Hence the upper bedroom window, which has been kept as small as possible.
- (f) **FURTHER** privacy of Windlesham Gardens will **NOT BE** affected from that, that we can already see from the upper bedroom windows of no. 37. So is an **INVALID COMMENT**.

Mr Sawers then refers to the parking of two cars.

- (i) but if you view the photograph provided of the existing driveway you can see there will be more provision and available space for more than two cars. We all hold **VALID TAX** certificates and are therefore, legally with our rights to park on the Road should we wish to. So is an **INVALID COMMENT**.
- (ii) I **NOTE** Mr Sawyer **HAS USED** the wording of **ONLY AN EMERGING POLICY** for the East Preston Neighbourhood Plan. So once again **IS NOT A VALID COMMENT**.
- (iii) In M/S Mantles objection she **HIGHLIGHTS** the **available space already on the driveway**. We are only going to lose the space currently provisioned for **TWO** car parking spaces, as the remaining space is currently taken up by a large Kitchen to be demolished and a **VERY LARGE GARAGE**. So is an **INVALID COMMENT**.
- (iv) When the garden of no. 37 is transformed to off road parking space there **IS MORE** than enough space available for our vehicles to still not to be parked on the road.

Mr Sawers last paragraph states:- "**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**"

I presume this probably means the Society is submitting this objection using "apply all available regulatory

means” (page 37 of EP Action Plan) **to submit an objection.**

But with **ALL** of the above TRUE FACTS AND SUPPORTED BY THE INSPECTORATE'S APPEAL, I can prove the Society's "**BELIEFS**" to be **UNTRUE** and **UNFOUNDED**. There can be **NO** doubt that the Society have all the proof and documents available to them, showing that ALL the statements used to **OBJECT** are **ERRONEOUS** and **NOT VALID COMMENTS**. Plus you **CANNOT** use a **POLICY** to use as an **OBJECTION** that **HASN'T** even been voted on by the residents of East Preston yet. Who **CURRENTLY** from the statistics in the Action Plan dated 1st October 2012 seem to have a different opinion on new builds to that of East Preston Parish Council and the sub committee of the East Preston and Kingston Preservation Society?!

The new proposal meets with ALL building regulations, GENE7 does not apply, as stated between the two councilors in the meeting of the 27th October and therefore meets ALL the CURRENT requirements of the East Preston Village Design Statement. Is **NOT** out of Character or cramped, as is implied.

We would hope that Arun Council Planning would **ONLY** listen to **VALID** comments raised in an objection and not those submitted which are totally unfounded and untrue.

Your Sincerely,

MRS CAROLYN PANNELL







