SCANNED
10 NOV 2014

35 Orchard Road,
East Preston.
Littlehampton,
West Sussex
BN16 1RB

Assistant Director,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF.

5th November 2014

EP/149/14/PL

Planning Application of Resubmission of ~~EP/100/12~~
Location 37 Orchard Road, East Preston.

FAO Mrs A. Gardner

Dear Mrs Gardner,

We are writing to you regarding the above planning application. We live in the attached bungalow to no. 37 and we are registering our strong abjection to the proposed development on the following grounds.

**East Preston Village Design Statement**
The proposal for a two storey house in this location is contrary to East Preston Village design statement. Orchard Road, the closes south of Orchard Road are classified Area 2 and consist of bungalows. As the guidelines states, new building should not be significantly higher that excising properties or have an overbearing effect on adjacent properties. This proposed house will have this effect to ourselves, bungalows to the west and the south, and therefore clearly at odds with surrounding properties and the design statement.

**Design and Privacy**
With the design of the house the majority of the windows are south and west facing. We will be overlooked in our garden from the south bedroom as will the people on the south and west side. We will also be looking at a tall building instead of blue skies from our conservatory and garden.

**National and Local planning Policy**

The proposed development is contrary to existing and proposed planning policy at both national and local levels.

The National Planning Policy framework (NPPF) adopted March 2012, clearly states in paragraph 48 that "windfall delivery rates....should not include residential gardens" Parargraph 53 goes on to state that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area.

As requires above by NPPF, Arun District Council Local Plan (Summer 2014) (Publication Version) states unequivocally paragraph 12.1.12 that "In all instances, the development of residential gardens shall be strongly resisted".

**Drainage Foul Sewer.**

The 4 inch (100mm) foul sewage normally only serves 2 bungalows in Orchard Road except for no. 33, 35 & 37 (see attached copy of plan for the new property) and this has cause blockage in the past with the interceptor in our garden it is no.33 or 35 who would normally unblock the foul sewer. The design of the foul sewer would not cope with the additional property. When the drain was design most homes did not have washing macines or dishwasher etc. including extra bathrooms and utility rooms. No 37. would have an Easement for the foul sewer over our property, **but** a new property would not have an easement and we would give our permission for one.

**Comments on Design and Access Statement by Inspired Design Studio Ltd.**

Page 1. The propose barn style roof will not mimic the roof design of existing properties.

Page 2. On the south of Orchard Road there are **NO** two storey houses. On the north side next to North Lane there are 3 semi detached houses and from Cotswold Way to Lashmar Road there are 2 storey flats. But there are no 2 story houses bewteen these two points on the north side. The proposed position of the new building made be further from the road, how ever if you approach it from Lashmar Road its impact is not reduce and will look very odd between the existing bungalows.

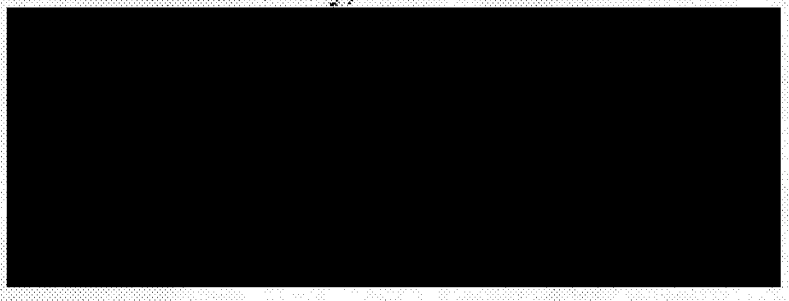
Page 3. Will there be a new verge crossing for no. 37 or a shared crossing? We have lived at no. 35 for over 7 years and we have not found a hospital within walking distrance.

Page 4. We fail to found how an unusual two storey building will improve the character of the site and surrounding area.

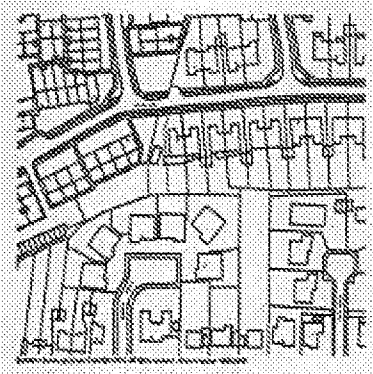
Page 5. We will still be overlook and will have to look at an unusual building instead of blue skies.

Please reject this application for the above reasons – thus allowing the resisdents of this section of Orchard Road and the southern close to continue to live in peace and with privacy.

Yours sincerely,

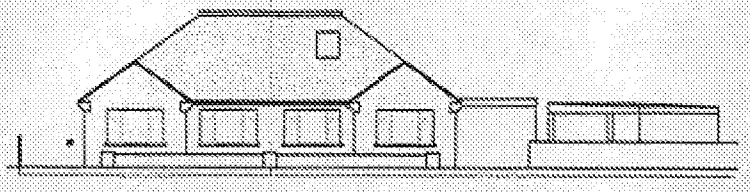


Henry & Jean Jorgensen.



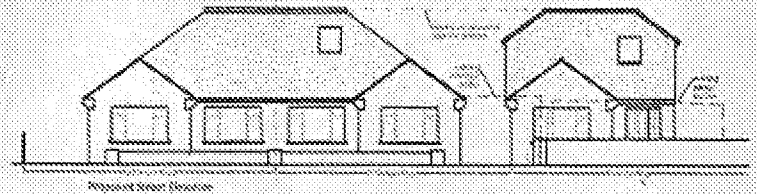
Site Location 1:1250

N

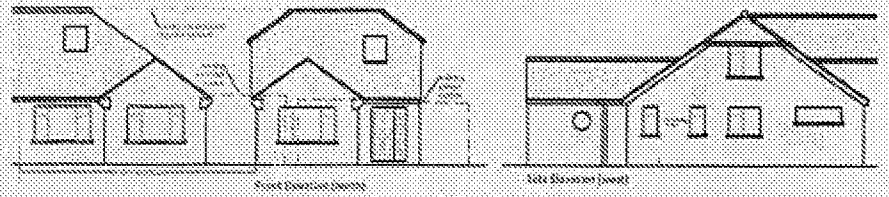


Existing Street Elevation

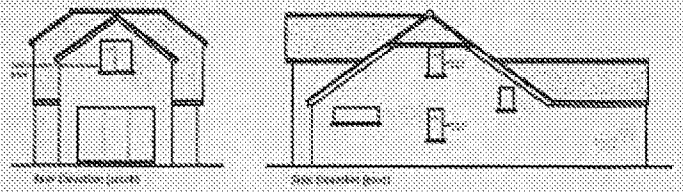
Elevations (1:100)

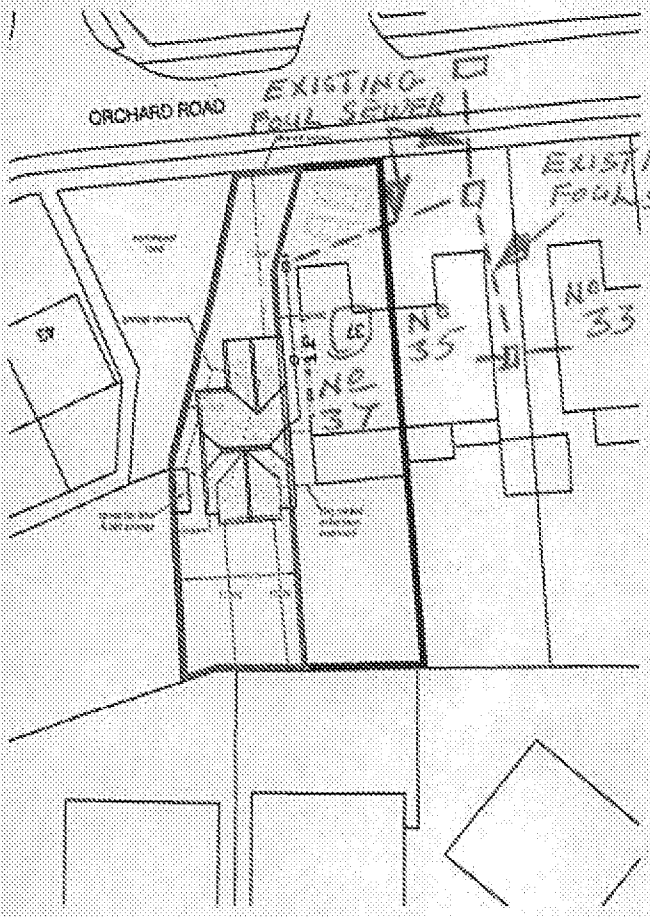


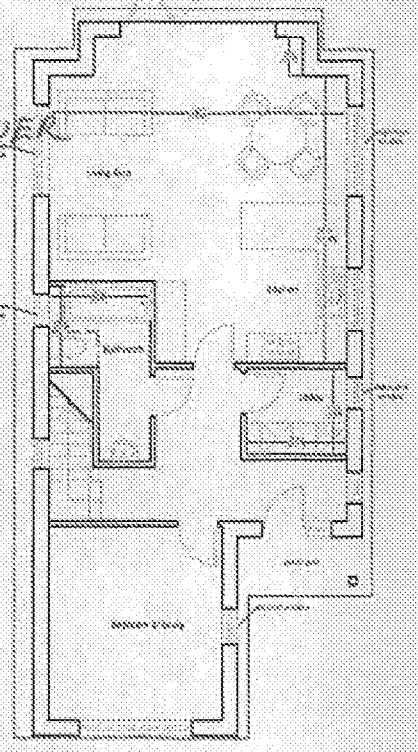
Proposed Street Elevation



Elevations (1:100)

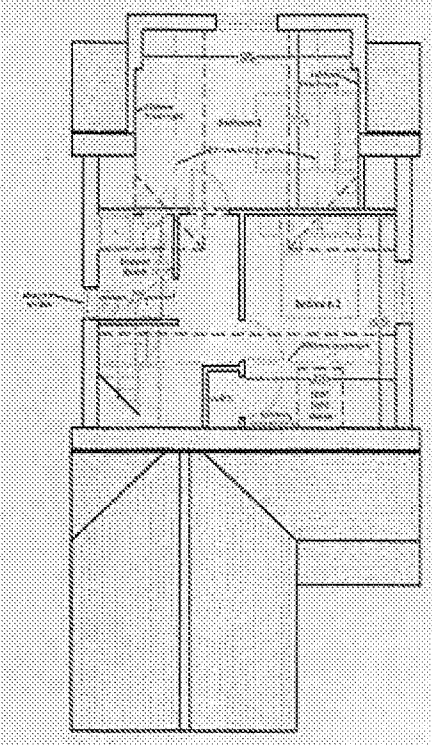




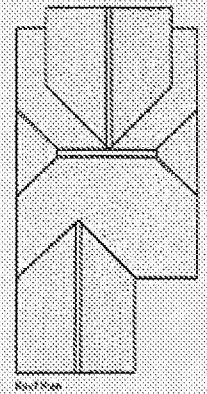



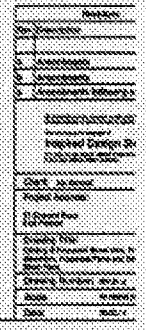
Ground Floor

Plans (1:50)



First Floor



Roof Plan

Roof Plan (1:100)