

4, Windlesham Gardens,
East Preston,
Littlehampton,
West Sussex.
BN16 1EQ.

7th November 2014.

Reference: EP/149/14/PL

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

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

Attn: Mrs A. Gardner.

Dear Mrs Gardner,

I am writing in connection with the above Planning Application. My rear boundary fence forms the rear boundary line for 37 Orchard Road and I wish to object strongly to this proposed development.

This resubmission attempts to address the original reasons for refusal both by Arun District and by the Secretary of State but it is still trying to shoehorn a 3 bedroom detached property into a space currently occupied by an enlarged single garage. Although attempts have been made to create further space by suggesting demolition of part of the existing extension at the rear of 37 it also proposes to set the new building further back from Orchard Road. This means that the rear wall will be even closer to 3 and 4 Windlesham Gardens than in the previously rejected plan. It is further proposed that this wall will have a barn end style which will make it look exactly like the end of a house. It will have a lower window but also an upper window directly overlooking the bedrooms and kitchens of 3 and 4.

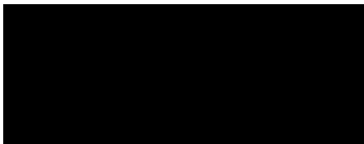
The new Design Statement declares there is a mix of one and two storey properties in Orchard Road but that is not true of the south side where 37 is located. There are only semi-detached or terraced bungalows and where there are dormer windows they are all set back within the roofline of the existing bungalows. There are certainly no first floor extensions at the back of any property along the south side of Orchard Road and no houses visible from Windlesham Gardens. A new property which has been turned sideways to fit onto a site which is too small for further development may look like one half of a semi-detached bungalow from the front but it will still look like a house from the rear.

This new proposal whilst having made some modifications would still look cramped and out of place with the surrounding properties. It would conflict with policy D DM1 of the emerging Arun Local Plan and also policy GEN7 of the Arun District Local Plan as well as the East Preston Village Design Statement.

The Arun District judgement on the previous application stated that 'the proposal would give rise to an unneighbourly form of development which would be prejudicial to residential amenity'.

I still believe this to be true and I look forward to hearing your comments in due course.

Yours sincerely,



Mr K. Laker.