



Arun District Council
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12th March 2021

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/14/21/HH
Site Address: 38 The Roystons East Preston BN16 2TS
Description of works: Single storey side and rear extensions and conversion of roofspace to habitable use

Thank you for your internet representation made on 11th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34428

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

This proposal to enlarge a bungalow on a prominent corner site would conflict with the policies of both the Arun Local Plan and the East Preston Neighbourhood Plan, which both seek to preserve the essential character of an area. The bungalow at present on this site is typical of the 1930s, built of brick with a clay tile roof, and is set in a wide plot. It provides an attractive centrepiece for the street scene at this corner.

The proposed alterations would greatly increase its width, so that the building would extend nearly to the edges of the plot, and would add a large flat roofed dormer at the rear. The brick of the walls would be covered by white render and grey fibre cement boards, the leaded light windows in wood frames would be replaced by plain glass windows in grey aluminium frames and the clay tiles would be replaced by grey slate effect tiles. The predominant colour scheme would be changed from red and brown to grey and white.

The new materials would create a building that contravened both Policy D DM1 of the Arun Local Plan and Policy 1 of the East Preston Neighbourhood Plan, because the materials in other buildings in the area resemble those in the existing bungalow, and the altered bungalow would not therefore reflect the character of the surrounding area in terms of the materials used. These materials should harmonise in both colour and texture with those in adjoining buildings. The enlarged bungalow would also conflict with Policy 1 of the Neighbourhood Plan because it would be an example of alterations which would harm the character of a road.

The proposed dormer window at the rear would conflict with Policy 1 of the Neighbourhood Plan by reason of

its size, and with Policy D DM1 of the Local Plan because of its overlooking impact on neighbours to the north.

The Society therefore believes that planning permission should be refused for this application.

David Sawers
Chairman
East Preston and Kingston Preservation Society

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site

notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.