



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWQC17017
Our Ref: EP/154/17/HH
Please ask for:
Mr R Leal

26th January 2018

Dear Sir/Madam

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

Rear roof extension
11 Worthing Road East Preston

Thank you for your internet comments made on 25th January 2018 which has been recorded as **'an objection'** with the comments as follows:

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 22nd January. The applicants were made aware of this meeting, via their agent, but did not attend.

The committee agreed unanimously it would object to this Application as the scale and massing of the proposed extension would be unneighbourly, not subservient to the existing property and would not integrate with the existing property. The committee was concerned the additional windows on the eastern and western elevations of the property would have a negative impact upon the privacy of adjacent properties, the occupants of at least one of which have already contacted ADC to raise similar concerns.

The proposal is contrary to the East Preston Neighbourhood Plan in not looking like part of the original house.

This proposal is also contrary to several aspects of Policy D DM4 in the emerging Arun Local Plan as the proposed extension would neither relate to nor be visually integrated with the existing building in siting, massing, design, form, scale; nor would the extension be visually subservient to the main building and there is concern the pitch of the roofline would not provide a high standard of amenity and therefore also be contrary to Policy D DM4. The committee felt the proposed extension would have an adverse overbearing effect on neighbouring properties, again contrary to Policy D DM4.

For these reasons, this council asks Arun District Council to consider seriously refusal of Planning Permission for this proposal.

Simon Cross Clerk to the Council

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control

committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning