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27th January 2021

Malcolm Barnett
8 Selborne Way
East Preston
BN16 2TG

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/157/20/HH
Site Address: 29 Tamarisk Way East Preston BN16 2TE
Description of works: Demolition of part of existing garage and outbuildings. Erection of new 3 bay garage. Extensions and internal and external remodelling of existing dwelling including change from thatch to clay tiled roof.

Thank you for your internet representation made on 26th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33209

I wish to object to this application.

The Breakers is an iconic landmark of considerable character on this part of the Sussex coast. It is clearly visible from Tamarisk Way and from the public areas of the beach and Greensward. It is one of just three thatched properties on the Willowhayne Estate. There are a few other thatched properties in the nearby area outside the Estate and we need to retain them all to maintain the local environment. The Property has stood on this site for over 85 years and is well known and enjoyed by locals, and those from further afield, for its character as a thatched cottage style design unique along the coastal pathway. I understand the property is on the Local List and is in an Area of Special Character.

The proposal to replace the thatch with a clay tiled roof is particularly concerning as this would destroy the character of the building. May I remind the planning committee of the statement by the Senior Planning Officer in correspondence with the applicant setting out grounds for refusal of application EP/116/19/CLP

'Replacement of the existing thatched roof with clay tiles - would fail Condition A.3 of Class A and Condition B.2 of Class B of the GPDO (2019) which requires that "the materials used in any exterior work- shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse" - clearly clay tiles could not be deemed as being sufficiently similar in visual appearance to thatch.'

In trying to justify the replacement of the thatch much has been made of the Fire Risk, this is exaggerated. The property has been on this site for over 85 years and has had thatch for that length of time with no issues with fire. The claims of high risk from BBQs and bonfires on the greensward and beach are fatuous, neither are permitted on the greensward and the nearest beach is at least 60m away due south. A number of the risk

factors listed are down to good housekeeping and property maintenance. As for the reference to the fire at number 34, I understand that it has been concluded that the fire was the result of a fault in the structure of the chimney and not any external influence. The conclusions of the Fire Risk assessment are not supported by the evidence presented.

The applicant now proposes to build a three garage block in the front garden. The nearest point of which will be just 9.49m from the edge of the road, adjacent properties at 27 and 31, and beyond, have no building closer than 13.7m from the road. This would be highly detrimental to the visual aspect of Tamarisk Way and should not be permitted to be any closer than 13.7m from the road edge. He also shows an intention to widen the drive crossing over the verge, however, as he does not own any of the verge his ability to do this will depend on his getting permission from the owners.

In conclusion, I would urge you to reject this application in its entirety as it would seriously damage the appearance and character of the area and deprive the public of a property of unique character.

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](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

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.