



Arun District Council
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7th January 2022

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/157/21/PL
Site Address: 4 Beechlands Close and East of 18 Beechlands Court East Preston BN16 1JZ
Description of works: Erection of 1 No 2 bed, 3 person dwelling (resubmission following EP/69/21/PL).
This site is in CIL Zone 4 and is CIL liable as new dwelling.

Thank you for your internet representation made on 6th January 2022 which has been recorded as an objection with the comments as follows:

OWQC43049

The Planning & Licensing Committee of this committee considered this Application at its meeting on Monday, 20th December.

The committee agreed unanimously the revisions do not sufficiently meet the objections raised against previous Application, EP/69/21/PL, and to object to this Application.

The proposal is to build a single 2 bed, 3 person dwelling on a plot of land on the corner of Beechlands Close and Montpellier Road. This is a redesign of a proposal previously refused Planning Permission under reference EP/69/21/PL. The committee does not feel the new proposal addresses the reasons that Application was refused Planning Permission. Those reasons were:

1 Given the size, footprint, forward position and lack of distance to site boundaries the bungalow would result in a cramped and overdeveloped appearance out of keeping with its surroundings in conflict with policies D DM1 and D SP1 of the Arun Local Plan, Part P of the Arun Design Guide and policy 1 of the East Preston Neighbourhood Plan.

2 The proposal is contrived in design and the limited and awkwardly shaped amenity space and lack of internal space would result in a form of development which would be detrimental to the residential amenities of future occupiers and results in a form of development that does not enhance the quality of the environment for prospective occupiers contrary to policies D DM1(15) and QE SP1 of the Arun Local Plan and Part H of the Arun Design Guide and the Nationally

Described Space Standards.

The property would still be set very far forward on the plot. Extending the garden by taking some of the garden of 4 Beechlands Close and will, we believe, result in the front of that property having little space between it and the fence of the proposed property. This may result in 4 Beechlands Close being the property with a lack of distance between it and site boundaries and feeling cramped.

Members still believe the proposed property would be out-of-keeping with the streetscene and the general spatial character of the area. Directly opposite the plot, the flats have attractive front gardens which enhance the area. A 3 person dwelling could easily result in three vehicles at the property; as only two parking spaces have been provided this will result in an increase in on-street parking in an area which already sees a heavy demand for on-street parking.

The site is in Character Area Two of the East Preston Neighbourhood Plan. The proposed property includes a first floor and a high roofline is contrary to Policy 3i which states maintain a consistent low building height, with no development proposal of more than 1.5 storeys.

In light of the concerns about on-street parking and the amenity space provided, should ADC be minded to grant Planning Permission for this property, this council requests an Article 4 be applied to the property removing Permitted Development rights for the property as any extensions or conversion of the roofspace will only exacerbate the concerns already expressed.

For these reasons this council feels this proposal to be contrary to the Arun Local Plan and East Preston Neighbourhood Plan. This council, therefore, asks Arun to consider refusal of Planning Permission for this proposal.

Simon Cross - Clerk to the Council

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 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.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

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

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

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>