



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

10th January 2022

Sioned Vos  
17 Vicarage Lane, East Preston  
East Preston  
Littlehampton  
West Sussex  
BN16 2SP

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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 7th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43071

I write as Chairman of the East Preston and Kingston Preservation Society.

This application is no improvement on previous ones for this site. The house would still present the appearance of a cramped over-development of the plot. A building almost 7 metres high, positioned so far forward, with one corner set almost onto the footway/pavement would be overbearing onto the street scene and a jarring contrast to the bungalows to the east and the flats to the north, most of which are set back from the road.

It is also concerning that amenity space belonging to 18 Beechlands Court would be removed. The same applies to 4 Beechlands Close. There appears to be no application relating to the latter property, nor to the demolition of its garage to provide amenity space for the proposed house on Montpelier Road.

The building of this new house would adversely impact residents in Montpelier Road, with the removal of parking space along the street as a result of dropped kerb access being required for the new dwelling. The proposed parking space would appear to be too small for two cars, thus impacting further on the already densely parked road. The removal of the garage at 4 Beechlands Close would cause problems with parking and manoeuvring in the small Beechlands Close cul-de-sac. Thus the proposed new house would be detrimental to the amenity of residents of two roads.

The Society asks that this application be refused, as conflicting with policy D DM1 of the Arun Local Plan, Policy 1 of the East Preston Neighbourhood Plan and Part P of the Arun Design Guide.

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](mailto: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/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>