



Arun District Council
Arun Civic Centre
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10th January 2022

Jenny Blackmore
76 Pondtail Road
Littlehampton
RH12 5HR

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 8th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43080

My main objections are the same as previous planning applications for this small piece of land. This would be an over development of the site with the property squeezed into a small piece of land which is currently a small garden and garage. The style of the house is completely out of character of any property in the road. The properties being off from the pavement and either flats or 1930's bungalows. There are no modern build properties in this area. The property is being built right up to the pavement, which no properties are. It will be facing right into the flats opposite blocking out light, changing the view of green land opposite. Most importantly it will be a privacy issue looking straight into residents bedrooms and lounges and balconies that residents sit out on. Parking is already a problem with overcrowding. Two cars will not fit on the driveway width mentioned it will also take up space always used for parking. As the road is narrow and a cul de sac the occupants will find it difficult to manoeuvre onto their driveway and off when cars are parked both sides of the driveway. The drains are already problematic this will just enhance the problem. The site is too small for building work and will look shoe horned into the garden space and spoil the look of the whole area especially as it is not in keeping with the look of the other properties. Where will everyone park when the work is undertaken, how will the lorries manoeuvre in the narrow road with cars parked along it? Parking is a problem without building material deliveries and all the waste from the site. Residents aren't going to be able to sit out in their gardens and balconies with the work and dust/mess right opposite them. I am sure there are other areas that are more suitable for one property to be built with hundreds of houses going up in Angmering/Littlehampton etc.

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/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>