

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC25735
Our Ref: EP/158/19/HH 03-12-2019
Please ask for:
Zac Denton

13th February 2020

Dear Sir/Madam

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

Demolition of existing garage & outbuildings. Alterations to external materials (including change from thatch to clay tiled roof and brick/stone to fibre cement weatherboarding and coloured render). Alterations to existing fenestration, including to 2 no. ground floor rear bay windows, and addition of first floor front dormer, enlarged balcony at first floor level at the rear. Replacement garages.

The Breakers 29 Tamarisk Way East Preston

Thank you for your internet representation made on 12th February 2020 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on behalf of the East Preston and Kingston Preservation Society.

The Breakers was built c1937 to the design of Harry Osborn. Osborn was based in Chichester and designed many houses in the Arts and Crafts tradition. Examples of his work in East Preston and Kingston are, apart from The Breakers, Flagstones and Willowhayne House in Tamarisk Way and Driftston Manor in Kingston Gorse. All these houses are on the Local List of Buildings or Structures of Character. The Breakers is unusual among Osborn's houses in being modelled on a thatched country cottage rather than more formal designs.

*The decision on this application must primarily be based on policy HER DM2 of the Arun Local Plan, which states
"Proposals for alterations or extensions to buildings on the Local List will be expected to relate sensitively to the building - and its setting and respect its architectural, landscape or historic interest".*

The applicant has stated that the proposals would be diametrically opposed to these objectives, by writing in the Planning Statement that his objective is to produce a house in the New England style, by replacing the thatched roof with tiles and adding fibrecement boards to the upper storey of the outer walls. The proposed 1.95 metre brick wall along the road would transform the setting of the house. The present render and stone wall is a valuable part of the setting that should be preserved.

The applicant wrongly asserts that a New England style house would reflect the design of neighbouring properties. The two neighbours to the west are in Arts and Crafts style; one neighbour to the east is nondescript while the other is Arts and Crafts. A New England style house would look out of place among the Arts and Crafts style houses that now create a harmonious and attractive group.

If the Local List has any meaning, this application will be refused. The Breakers is especially valuable because it is an unusual example of Harry Osborn's work, and is therefore especially deserving of preservation. The Arts and Crafts houses of the inter-war years have long been out of fashion, but they and their architects are increasingly respected. It would be a tragedy and loss to future generations if The Breakers was

transformed into a dull and dreary example of contemporary architecture.

We trust that this application will be refused.

*David Sawers
Chairman*

East Preston and Kingston Preservation Society

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning