

Alex Robbins
1 The Old Dairy
Vermont Drive
East Preston
West Sussex
BN16 1JU

Your Ref: OWPC25547
Our Ref: EP/160/19/PL 04-12-2019
Please ask for:
Zac Denton

29th January 2020

Dear Sir/Madam

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

Demolish redundant external store and former outside toilet at rear of 43 Sea Road and construct a single storey extension to create a 2 bedroom apartment.

Land to the rear of 43 Sea Road East Preston

Thank you for your internet representation made on 28th January 2020 which has been recorded as '**an objection**' with the comments as follows:

I am writing register my strong objection to the proposed development within the rear garden of 43 Sea Road, East Preston, BN16 1JN as a tenant of a neighbouring property. My main objections are as follows:

1 - The proposed windows on the south elevation of the property, 1m away from our boundary fence, will cause light (and potentially sound) pollution to ourselves and neighbouring properties in Vermont Drive.

2 - The proposed development will reduce the current open green space view from the rear of our home significantly.

3 - With several large housing developments in the locality, I do not believe there is a significant need for this property.

4 - The development's close proximity (1m) of neighbouring plots and lack of emergency service access poses a significant risk to neighbouring property in the event of a fire.

5 - Designated parking in the immediate locality regularly full, with additional vehicles parking in Vermont Drive and neighbouring roads. Since residing at my address there have been several car accidents and collisions with cars parked in the immediate vicinity of this proposed development. Without designated parking provision for this property, neighbouring vehicles will need to park in adjacent roads causing additional congestion.

6 - The suggestion that the development site is a "brown field" is factually incorrect as the current use is a residential garden.

7 - The proposed wood clad exterior walls, great powder coat windows and large flat roof is not in keeping with local buildings and other buildings located within the local area.

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