

Stephen Copeland
43A Sea Rd
East Preston

Your Ref: OWPC25668
Our Ref: EP/160/19/PL 04-12-2019
Please ask for:
Zac Denton

6th February 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 5th February 2020 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr. Z Denton

*Planning Application EP/160/19/PL
Garden to the rear of 43A Sea Road, East Preston*

Demolish redundant external store and former outside toilet at the rear of 43A Sea Road and construct a single-story extension to create a two-bedroom apartment

I am writing to raise concerns to the above planning application for the following reasons:-

*In the planning application section 6 states that it is used as a garden, has always been used as a garden, which is accurate however the application then indicates that the garden has been vacant and not used since 18/10/2019. This is not the case!
I have been renting the flat for 18 years with full use of the garden (as per tenancy agreement) and have invested a great deal of time and money in maintaining and establishing the garden,*

*I am concerned with the overdevelopment of the garden which will leave no garden at all for the first floor flat and
the view from the first floor flat will be unsightly overlooking a roof,*

*Car parking in the road is already a problem for myself and existing residents and no parking was allocated for the tea rooms or the hairdressers when there was a change of use of these commercial developments.
Further development of the apartment will impact on the parking issues of Sea Road.*

The only access for the building work is down a narrow path, which is the same path I use for access to the flat (43A Sea Road), and the garden.

*I have serious concerns that this proposed development will be very disruptive during the building phase and make access to the flat impossible. There will be noise and air pollution (dust). Heavy plant machinery and vehicles further causing problems on Sea Road. I will not be able to use the garden during the building phase and will also lose most of it if not all if the development is approved,
As previously indicated I have rented the first floor flat with the use of a garden for 18 years, and feel this overdevelopment of the garden will have a detrimental effect on*

myself, adjacent neighbors, existing businesses and the area in general.

Although the dimensions and height of the proposed development have not been submitted I am sure the adjacent properties will be affected by reduced light and privacy to their properties.

I trust you agree that this proposed development cannot be approved

*Yours Sincerely
Mr. Stephen Copeland*

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