

[REDACTED]

Head of Planning Services
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN 17 5 LF

Cherry Tree Cottage
78 Sea Road
EAST PRESTON
West Sussex BN16 1NP



10th Feb. 2020

Dear Sir

Application No: EP/160/19/PL - Land To Rear of 43 Sea Road,
East Preston - Construct a single storey extension to create a
2 Bedroom Apartment

I wish to strongly OBJECT to the above Application.

1.0 Errors or misleading statements submitted by the Applicant;

• Site Plan

- premises shown for site as ⁴³45 : Should be 43.
- adjacent next door is blank : Should be 45

• Application details a misleading statement that the rear garden is "redundant and not used" when it is presently used and maintained by the current occupant of the 1st floor Flat (43A) and indeed kept in good order up to present date which conflicts with the claim that garden use ended on 8.10.2019. The site is therefore NOT a "brownfield site and ready and available for redevelopment"

2.0 Representations ;

2.1 The planning authority must consider the impact of extensions on neighbouring properties and that gardens should be retained as they are characteristic of the area and also that extensions should not be so large as to reduce significantly the amount of garden. The proposal clearly conflicts with these aims as the amenity space is reduced by about 70% (and by 100% for the resident of 43A, as confirmed in the Representation submitted by the current occupier.)

- 2.2 The proposed development is crammed on this very small site which is currently a residential garden and used and maintained as an important amenity space by the occupier of the 1st floor flat (43A). The representation submitted by the current occupier confirms this use has been for at least 18 years contrary to the statement made by the Applicant.
- 2.3 The proposal would constitute a significant overdevelopment of site, does not have regard to neighbouring buildings and would have a major impact on the adjacent neighbours by means of overlooking and loss of privacy.
- 2.4 The development built so close to all boundaries providing minimal amenity space would be out of keeping with the local street scene and would directly conflict with the spirit of Local Policies.
- 2.5 The proposal does not include for parking provision which, in an area where parking on Sea Road is already a major issue, will have a further impact and will only amplify parking problems.
- 2.6 It is considered that the proposed development would not preserve or enhance the character or appearance of its setting contrary to the requirements of the East Preston Neighbourhood Plans or the earlier EP Village Design Statements and conflicts with many Policies of the Arun District Local Plan.

This form of development directly conflicts with local policies and is totally inappropriate to this location and I strongly urge you to REFUSE this application.

Yours sincerely

