



EAST PRESTON PARISH COUNCIL

Mr Zac Denton
ADC Planning
by email

Council Office
122 Sea Road
East Preston
West Sussex
BN16 1NN

Website: eastpreston.arun.gov.uk

19th December 2018

Dear Zac,

Re: EP/166/18/HH – 100 Sea Road, East Preston, BN16 1NP

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 10th December. The applicant was informed of the meeting but did not attend.

The committee agreed unanimously to raise objections to this Application on behalf of the council.

100 Sea Road is part of an attractive run of 1930s, mock-Tudor detached cottages, each generally similar but with small detail differences adding to the attractiveness of the run. Viewed from the street, these properties appear mainly unchanged from that time. The properties are in a prominent location, directly opposite the popular Village Green.

The proposed two-storey extension will be unneighbourly and overbearing both to properties in Sea Road but more importantly, to properties in Normandy Lane, to the west of the development site, as these are all bungalows. The two-storey extension will bring the two-storey part of the building much closer to the boundary with the properties in Normandy Lane, two of which share a boundary with 100 Sea Road. We believe the two-storey extension is contrary to Policy D DM1 of the Arun Local Plan, part 3, which states development should "[h]ave minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook". The proposal may also be contrary to Policy D DM4 of the Arun Local Plan which specifically concerns extensions to existing properties. Section c. of the policy states "the extension or alteration [should] not have an adverse overshadowing, overlooking or overbearing effect on neighbourhood properties" – as stated above, this council feels neighbouring properties in Normandy Lane and Sea Road will be adversely affected.

(cont'd over)

This Application proposes to lose the existing decorative leaded lighting of the front windows, the decorative, feature brickwork between the upper floor windows, the attractive brickwork above the ground floor windows, the wooden beam above the front door and to render over the exposed timbers on the front elevation. These are all attractive and distinctive features of the existing property and its neighbours. We believe the removal of these design features is contrary to Policy D DM1 of the Arun Local Plan as the proposal does not “make the best possible use of [...] building materials [...] and design features” and would result in a bland, featureless elevation, totally out of character with neighbouring properties. Removal of these features is also contrary to Policy 1 of the made East Preston Neighbourhood Plan as these alterations do not “reflect and enhance the architectural and historic character [...] of the surrounding building”. Policy 2 of the Neighbourhood Plan also states, “alterations to existing buildings, will: preserve the street scene”. Drawing 18075/02R2 states in the Elevations key, “5 – New rendered wall to match existing”, but there is no existing rendered wall on the front elevation to be matched with – side elevation yes, front elevation no.

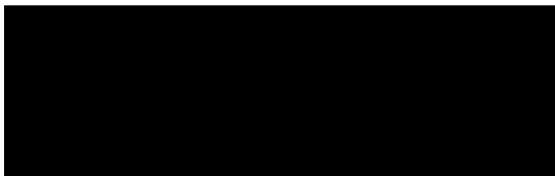
Although not easy to read on the drawings, it is possible the two-storey extension is less than 1m from the boundary with no. 102; this would be contrary to Policy D DM4 of the Arun Local Plan, specifically Section d, “[...] any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary.”

The existing dormer on the northern elevation of the property will be lost but matches with the dormers on the two properties immediately to the north of this property. This will have an unacceptable impact on the host property and unacceptable negative impact upon the uniform character and appearance of neighbouring properties in conflict with Policies D DM1 and D DM4 of the Arun Local Plan and the National Planning Policy Framework.

Section 127c of the National Planning Policy Framework states “Planning policies and decision should ensure that developments ... are sympathetic to local character and history,” whilst Section 127d adds, “establish or maintain a strong sense of place”. This council feels the changes proposed by this Application fail on both these counts.

The committee had seen public comments submitted to ADC before the meeting on 10th December and agreed with the concerns raised therein.

For these reasons, this council believes the proposal is contrary to the Arun Local Plan, the National Planning Policy Framework and the made East Preston Neighbourhood Plan and should, therefore, not be granted Planning Permission.



Simon Cross – Clerk to the Council