

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC20956
Our Ref: EP/166/18/HH 13-11-2018
Please ask for:
Zac Denton

21st December 2018

Dear Sir/Madam

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

Erection of a two storey rear extension, second storey enlargement of side dormer and conversion of garage to study including demolition of existing conservatory
100 Sea Road East Preston

Thank you for your internet representation made on 20th December 2018 which has been recorded as '**an objection**' with the comments as follows:

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

We object to the proposed alterations to 100 Sea Road because the changes to the street facade would do serious harm to the appearance of Sea Road, while the two storey extension at the rear would harm the amenities of neighbouring properties.

The houses on the west side of Sea Road are of similar design but with some variations in materials, either decorative brickwork - as on 100 - or half timbering, but all possessing an essentially Arts and Crafts style. Their uniform and attractive appearance makes a valuable contribution to the appearance of the village, opposite the village green, on the road that leads to the sea. The alterations would replace the decorative brickwork and exposed beam with plain render. No other house in the row has such a facade. The appearance of the house would therefore conflict with that of its neighbours and would harm the present architectural interest and appearance of the road. An architectural character that has been preserved for more than 100 years would be lost. The alterations would therefore contravene Policies 1 and 2 of the East Preston Neighbourhood Plan, because they would not reflect the architectural and historic character of the surrounding buildings, and because they would not preserve the street scene. The alterations would also conflict with para. 127(c) of the NPPF, because they are not sympathetic to local character.

The two story rear extension would have significant impact on the adjoining house, 102, and on the bungalows close behind in Normandy Lane. This extension would therefore contravene policy D DM4 of the Arun Local Plan, because it would be overlooking and overbearing.

For these reasons we believe that planning permission should 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