



Arun District Council
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31st January 2022

Sioned Vos
17 Vicarage Lane,
East Preston
Littlehampton
West Sussex
BN16 2SP

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/167/21/HH
Site Address: 2 Vicarage Lane East Preston BN16 2SP
Description of works: Erection of single storey rear and side extensions with mono pitched roofs and installation of fencing to front and side.

Thank you for your internet representation made on 28th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43802

I write on behalf of the East Preston and Kingston Preservation Society. The single storey extensions proposed are unobjectionable. The Society does, however, object to the application to put up 1.8m or 2m high close board fencing along the greater length of the boundary of this prominent and open corner plot. Most properties along Vicarage Lane have border hedges, or lower fences or walls with vegetation behind them. Such a length and height of stark close board fencing is inappropriate for the area. As part of a development built in the third quarter of the twentieth century no.2, Vicarage Lane should be considered alongside these similar properties as typical of Character Area 1 described in the East Preston Neighbourhood Plan. Thus Policy 2i - the preservation of the street scene - applies, and consideration should be given to paragraph 4.26 "- the construction of high walls or fences should be resisted. The character of this area is largely created by the green appearance of the roads which should be preserved." Hedging or shrubs would be a far better barrier than the high fencing proposed, would encourage biodiversity, and would be more effective protection against traffic noise and pollution. The Society therefore asks that the application for the fencing be refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the

website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>