



EAST PRESTON PARISH COUNCIL

Mr Andrew Wood
Arun District Council
via email

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

20th February 2020

Dear Andrew

Re: EP/168/19/PL, 4 Beechlands Cottages and land adjacent, Beechlands Close, East Preston

The Planning & Licensing Committee of this council considered this Planning Application at its meeting on Monday, 27th January. Noting the Application is for a renewal of Planning Application and nothing different to EP/41/17/PL, this council agreed unanimously to raise the same objections as it did to that previous Application.

The proposed new property, added to the eastern end of the existing terrace of four, relatively new properties, will result in an unbalanced structure with the roofline treatment at the eastern end differing from that already existing at the western end. The new property will also be stepped in front of the existing terrace and building line. These factors would result in the new house looking like an obvious addition. The proposal will therefore conflict with the Arun Local Plan as the addition will not be visually integrated with the existing building which is a symmetrical design of four properties. The loft conversion to the existing eastern property will also upset the symmetry of the terrace.

The council does not favour the use of cladding within the village as it is not vernacular and furthermore believes the use of cladding in this property, as opposed to the flint work on the existing terrace of four properties, will leave the property looking out-of-keeping with the rest of the terrace. Furthermore, the property will also look out-of-keeping as it will not have an entrance door at the front. The council was further concerned about the narrow gap between the south-eastern corner of the property and the fence line – is it necessary for the property to come in front of the established building line of the existing four properties?

Although the council has seen the response from West Sussex County Council Highways it remains concerned the narrowing of the driveway to the land to the north of Beechlands Cottages will prevent large vehicles using the driveway to deliver goods to the rear of the convenience store in North Lane and this will lead to an increase in large-vehicle deliveries taking place in the service road to the immediate northwest of Beechlands Cottages. This is a narrow service road and large delivery vehicles already cause a certain amount of hassle there. Residents present at the committee's meeting said lorries already have some difficulties with the current width of the driveway.

(cont'd overleaf)

The council agrees with the view of the East Preston & Kingston Preservation Society in that the proposal should be treated as an extension because it represents an extension to a single building, the existing terrace of 4 houses. Therefore the proposal conflicts with Policies D SP1 and D DM1 of the Arun Local Plan, because it does not reflect the characteristics of the site and local area and does not sympathetically relate to the existing houses, and is not visually integrated with them.

The development would also conflict with Policy 1 of the EPNP because it would not reflect and enhance the character of surrounding buildings nor would it look like part of the original symmetrical design of the terrace.

Yours sincerely



Simon Cross – Clerk to the Council