



Arun District Council
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21st January 2022

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

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/169/21/HH
Site Address: 11 Worthing Road East Preston BN16 1AT
Description of works: First floor rear extension including the installation of x2 side windows in existing gables and x3 front velux rooflights. Revision of EP/133/21/HH.

Thank you for your internet representation made on 20th January 2022 which has been recorded as an objection with the comments as follows:

OWQC43580

This council's Planning & Licensing Committee has considered this Application electronically.

The committee agreed to object to this Application as the proposed rear extension has increased in size from Application EP/133/21/HH and therefore the objections the council raised to that Application still stand.

The committee felt the proposed development was overdevelopment, would result in a bulky and overbearing rear dormer, not especially subservient to the existing roof (contrary to paragraph 4.14 within Policy 1 of the East Preston Neighbourhood Plan) and the proposed front rooflights would not be in character with the existing streetscene. Only one of the nearby bungalows has a front dormer and none have rooflights. The revised proposal will make the proposed rear extension even more visible when walking along Worthing Road and could result in additional unbalancing between this property and its linked property.

The above concerns render the proposal contrary to Policy 1 in the East Preston Neighbourhood Plan as the scale, density and massing would not reflect and enhance the architectural and historic character and scale of the surrounding buildings.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this proposal.

Simon Cross Clerk to the Council

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 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.

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>.

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>