



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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3rd March 2021

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

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/16/21/PL
Site Address: Land East of 1 The Way East Preston BN16 1QJ
Description of works: Replacement garage. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 2nd March 2021 which has been recorded as an objection with the comments as follows:

OWQC34155

The Planning & Licensing Committee of this council considered this Application at its meeting on Monday, 22nd February. The applicant and agent kindly attended and addressed the meeting.

The committee agreed to raise the following objections to this Application.

The proposed building sits right on the southern boundary of the plot. Furthermore, the building will lose its hip end and become a gable end. Although the proposed building is less than a metre taller than the existing building, this combination of location and design will, the council believes, result in a property noticeably more overbearing than its predecessor. The proposed height of the building is believed greater than the width of the road at this point.

The scale and mass of the proposed property will, this council believes, have an unacceptable impact upon the character and appearance of the immediate locality and residential amenities of the occupiers of neighbouring properties. This would be in conflict with policies D DM1 and D DM4 of the Arun Local Plan and Policies 1 and 3 of the East Preston Neighbourhood Plan.

The council felt the design conflicted with Policy 1 of the East Preston Neighbourhood Plan as the massing and height of the proposed building may not reflect and enhance the architectural and historic character and scale of the surrounding buildings. The proposal is particularly contrary to Policy 1, Paragraph 4.10 of the East Preston Neighbourhood Plan which states, It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of a road.

Noting the property would not meet current residential space standards, the committee also asked if a Condition preventing the upstairs from being converted into residential accommodation in the future could be considered.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

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

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

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.