



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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8th March 2021

David Smith
1 The Way
East Preston
West Sussex
BN16 1QJ

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 5th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34289

We own land and property immediately to the west of the site in question. We support the concept of a replacement garage on this derelict site but object to the current plan because:

- the proposed gable frontage is over twice as high as the prior frontage and higher than the width of the road. It is also proposed to be within one metre of the road - altering the street scene considerably and out of step with the East Preston neighbourhood plan which recommends respecting the street scene
- the proposed door on the west wall of the lower storey would require access from the road, necessitating some form of hard stand right up against the drainage ditch. The Arun drainage checklist speaks of a three metre easement between such ditches and any build
- the proposal suggests that the building will be 'a replacement garage', when in fact the application is for a two storey building with a garage on its lower storey. Roof space would be very acceptable but the current plans suggest significantly more than storage space
- to note: the current application shows the boundary between the site and our land to be to the west of the drainage ditch. We have conveyance and original planning approval plans for our property (dated 1963) confirming that the boundary is the middle of the ditch

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/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.

All aspects of planning, building control and local land charges will be limited during this week. 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.