



Arun District Council
Arun Civic Centre
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10th March 2021

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 9th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34370

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The proposed 2 storey building, garage with accommodation above, would replace a single storey garage with hipped roof. This garage, now partially collapsed, opens directly onto the road. Its door is 1.2 metres from the tarmac running surface of the road, which is 4 metres wide. The door and front wall of the garage was about 2.5 metres high.

The proposed building would be constructed on the footings of the old garage and would therefore be the same distance from the road. The new building would have a gable end at the road frontage, which would be about 5.5 metres high. It would therefore be about 3 metres higher than the road front of the old garage and its height would be greater than the width of the road. The effect on the road scene would be transformational.

Houses in the area are set well back from the road. Five The Way is about 6 metres from the road and One The Way is about 13 metres from the road.

The new garage would therefore stand far in front of its two neighbours.

Policy D DM1 of the Arun Local Plan states that new buildings should reflect the character of the area in which they are built in terms of, amongst other factors, their siting. A building placed directly on the edge of a road, in an area where existing buildings, including its neighbours, are set well back from a road, clearly conflicts with this policy.

The East Preston Neighbourhood Plan puts great emphasis on preserving the present street scene, especially in this part of the village (Character Area One). Policy 2 of the Neighbourhood Plan states that

development in this area should preserve the street scene. This proposal would transform the street scene.

For these reasons, the Society considers that this application should be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

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](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.