



Arun District Council
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11th March 2021

henryk dubeck
5 THE WAY
EAST PRESTON
LITTLEHAMPTON
West Sussex
BN161QJ

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 10th March 2021 which has been recorded as support with the comments as follows:

OWPC34404

My wife and I are the owners of 5 The Way, the property adjoining the proposed redevelopment to the west. Over the years we have seen a number of applications for redevelopment of the plot, all of which have been rejected, rightly so in my view. The current application is the first to offer a reasonable compromise, allaying concerns of possible overdevelopment and the applicant has made remarkable efforts to consult with neighbours and the authorities on his plans, confirming in particular that it will remain a non-residential development.

I note the objections based on the local Neighbourhood Plan relating to massing and height which might not reflect the architectural and historical character and scale of the surrounding buildings, resulting in a property noticeably more overbearing than its predecessor. I think it's relevant to note that the property has been derelict and in a dangerous state since before publication of the Neighbourhood Plan, as illustrated by one parish councillor in his video of the 7 Wonders of East Preston: https://www.youtube.com/watch?v=Rj6jC_AhyNo&t=53s in which he recounts his childhood memories of running in and out of the derelict garage or "Satan's Den" with friends to scare themselves.

As the neighbour with the most direct view of the development, I do not believe it would be overbearing nor have an excessive impact on our enjoyment of our garden. In this respect I applaud the 'catslide' roofline and the efforts made on the appearance of the exterior with the combination of render and 'quoining' (?) echoing developments elsewhere in the village.

In summary, the proposed design is perhaps not as I would have chosen, I would of course prefer fewer rooflights and a lower roof line. But I believe the application is quite reasonable and not out of keeping with other developments seen in the village and the immediate vicinity over recent years.

Moreover the proposal set out in the application will protect the site from possible future overdevelopment. It is a welcome solution to the blight we have suffered for many years (even if some were enchanted by

"Satan's Den").

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.