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24th May 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](mailto: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 23rd May 2021 which has been recorded as an objection with the comments as follows:

OWPC36598

I note that the applicant has submitted a modification to the plan originally submitted. This modification (to the rear wall of the building proposed) has not addressed the issues upon which my original objection was based. These remain: a) the front elevation is disproportionately high for the street scene and is too close to the road to be either practical or in keeping b) the west side access door will require hard stand too close to the drainage ditch and in contravention of Arun drainage guidance c) the building proposed is not a 'replacement garage' as claimed but a two storey building with mixed use likely on the second storey; the application terminology misrepresents the reality of the proposal.

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](mailto: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 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/weekly-lists>

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.

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 [www.arun.gov.uk/planning-privacy-statements](http://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.**