



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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25th May 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 24th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36645

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

The minor changes to the design of the proposed building do not address the features of the original proposal which the Society found objectionable. The building is still sited so that its gable end, which is about 5.5 metres high, is 1.2 metres from the edge of the tarmac road surface. The old garage was about 2.5 metres high, and in the same position. As the road is about 4 metres wide, the gable would be taller than the road is wide, transforming the street scene. The new building would sit far in front of the neighbouring houses; 5 The Way is set 6 metres back from the road and 1 The Way is set 13 metres from the road.

This proposal therefore contravenes Policy D DM1 because the new building would not reflect the character of the area, especially in relation to its siting; and it contravenes Policy 2 of the East Preston Neighbourhood Plan, because it would harm the street scene. Although it is not a planning consideration, I would add that a garage entrance opening directly onto a narrow road produces practical problems in getting a car in and out of the garage. A garage set back from the road would be more practical.

Planning permission should therefore 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>.

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

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.