



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

21st January 2022

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/170/21/HH
Site Address: 38 The Roystons East Preston BN16 2TS
Description of works: Erection of new single storey extensions to west & north elevations. Construction of new roof to include 2 x gable dormers to south elevation. Addition of rendering and demolition of existing roof.

Thank you for your internet representation made on 20th January 2022 which has been recorded as an objection with the comments as follows:

OWQC43583

This council's Planning & Licensing Committee has considered this Application electronically.

Although this proposal is a reduction in scale compared to the original Application for this site, EP/14/21/HH, the committee still believes this proposal will result in an overbearing property both in respect of neighbouring properties and the streetscene as a whole. This renders the proposed property contrary to Policy 1 of the East Preston Neighbourhood Plan as the scale, density and massing may not reflect and enhance the architectural and historic character and scale of the surrounding buildings. Furthermore, the proposed property could be contrary to Policy 1, Paragraph 4.10 of the Neighbourhood Plan which states, 'It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of the road. On this latter point, this council still mourns the loss of the characterful 1930s cottage-style building which was previously on this site.'

The committee also had concerns about the loss of privacy the large, north-facing, rear dormer could result in.

The committee asked for its concerns about how this Application has only resulted as the result of a Planning Compliance case. The committee was surprised the mention of demolition on the application form was edited out of the short description for this Application.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this

proposal.

Simon Cross Clerk to the Council

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 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.

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/what-happens-next>.

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/planning-application-search>

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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>