

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC4903
Our Ref: EP/175/14/PL 27-11-2014
Please ask for:
Mrs A Gardner

13th February 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Change of use of retail (A1 Shops) to business (B1 Business) including new shop front.
113 Sea Road East Preston

Thank you for your internet representation made on 12th February 2015 which has been recorded as '**an objection**' with the comments as follows:

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

The Society considers the proposed alterations to the shopfront are undesirable and should not be permitted. Parade Mansions has been proposed as an addition to Arun's Local List of Buildings of Character in the East Preston Neighbourhood Plan. This Plan was approved by residents in a referendum on January 28th. The building can be regarded, therefore, as a non-designated heritage asset, and the effect of the application on the significance of the building should be taken into account in determining the application (Para. 135 NPPF). The proposed change to the shopfront would adversely affect the appearance of the building, because it would be out of character with the other shopfronts.

The change should not therefore be permitted. It seems unnecessary, in any case, to alter the shopfront when converting the shop to other uses; the entrance could remain in the centre of the frontage and could lead directly into the waiting room.

The Society therefore believes that this application should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration