

Brian Stokes
Fiesta, The Street
East Preston
West Sussex
BN16 1HZ

Your Ref: OWPC21014
Our Ref: EP/179/18/PL 12-12-2018
Please ask for:
Mrs A Gardner

7th January 2019

Dear Sir/Madam

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

Demolition of existing house & erection of 3x 3 bedroom houses together with landscaping, car parking and fencing.

Gladwyn The Street East Preston

Thank you for your internet representation made on 7th January 2019 which has been recorded as '**an objection**' with the comments as follows:

Three properties on this site is too intense for the size and location of the plot. The 4 parking spaces allocated for 3x 3 bedroomed terraced houses is less than government recommendations of 1.75 per property in a low intensity urban area. The Width of each space, according to the scale plan, is also less than the minimum government recommendation. Thus there is a real likelihood of regular parking on the street outside the properties. This street is narrow, busy and on a bus route where double deckers pass every 5 minutes during the day. The properties opposite the site, including mine, already have a very difficult time both backing a car out of our driveways or indeed driving out forwards safely. This safety concern is greatly exacerbated if a vehicle is parked opposite. The view of the drivers of vehicles approaching from the south is compromised by a slight bend in the road and the shape of (listed) boundary walling. Similarly the view of the driver of a vehicle exiting a drive is extremely limited.

Vehicles parked opposite would mean that turning right out of my, and other, drives would mean driving wholly or partly on the wrong side of the road for tens of yards on a busy, narrow bus route within a school safety signed section of road.

I think keeping the building line of any proposed building the same as that of the current property (ie.no further forward) is to be applauded.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website

and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning