

East Preston Parish Council
Mr Simon Cross
Council Cabin
Sea Road
East Preston
BN16 1LP

Your Ref:
Our Ref: EP/17/09/
Please ask for:
Mr J Smith

24th February 2009

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Three bedroom detached house in the land North of Seaside Cottage
Land North Of Seaside Cottage South Strand East Preston

Thank you for your internet comments of objection made on 24th February 2009 and recorded as follows:

At the meeting held on Monday, 23rd February, the Planning Committee of this Council wished to comment on this Application as follows. ☐

☐ *The Council has major concerns with this Application and wishes to object to this proposed development on the following grounds:* ☐

☐ *1. The proposed development is located in the area known as Angmering-on-Sea which is a private estate characterised by mainly detached houses built on relatively large plots with large gardens. The proposed in-fill development would result in the unacceptable loss of an important part of a garden and would have a detrimental impact on the character and appearance of the locality.* ☐

☐ *2. The site by reason of its size is considered unsuitable to accommodate a dwelling and private amenity space without damaging the character of the area. The cramped nature of the dwelling would also be detrimental to neighbouring outlook and would harm the existing street scene, contrary to Policies G1, G5 and B1 of the West Sussex Structure Plan and GEN 7 of the Arun District Local Plan.* ☐

☐ *3. The proposed development would be visually intrusive and un-neighbourly and would have a materially adverse effect on the residential amenities of adjoining properties.* ☐

☐ *4. The development would lead to overlooking, loss of light and adversely affect the privacy and quiet enjoyment of neighbouring properties contrary to Policy DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.* ☐

☐ *5. The development would conflict with the objectives of the Government's Planning Policy Statement 3 (PPS3). The proposal fails to meet the objective of positively improving the character and environmental quality of the area and does not have regard to neighbouring buildings and the wider locality.* ☐

☐ *6. The proposed development conflicts with the general guidelines relevant to Character Area 1 as detailed in the Village Design Statement, which advises that the relatively large gardens should be retained as they are characteristic of the area and developments should not be so large as to significantly reduce the amount of garden around a dwelling.* ☐

☐ *The Parish Council therefore wishes that this Application be REFUSED.* ☐

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Simon Cross - Clerk to the Council ☐

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

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

Zachary Ellwood
Interim Head of Development control