



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

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning 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

Your Ref: OWQC21194
Our Ref: EP/185/18/PL
Please ask for:
Mrs A Gardner

22nd 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 buildings & erection of 3 No. dwellings with associated parking, alterations to existing access & relocation of staircase to flats (resubmission following EP/7/18/PL)..

Land rear of Beechlands Cottages Beechlands Close East Preston

Thank you for your internet comments made on 22nd January 2019 which has been recorded as **'an objection'** with the comments as follows:

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 14th January.

The committee agreed to object to this Application as its objections to a previous Application, EP/7/18/PL, were pretty much unchanged for this increased number of properties.

The proposed development would represent an overdevelopment of the site which would appear unduly cramped and would therefore be contrary to policies within the Arun District Local Plan, Policies 1 and 2 of the East Preston Neighbourhood Plan and the National Planning Policy Framework (NPPF).

The committee remained concerned about the ability for emergency vehicles to access the site, not only the proposed new properties but also the rear of the existing flats above the shops in North Lane/Sea Road. The committee was concerned about emergency exit for the residents of the flats above these shops if the escape staircase is moved to one end of the building this will be an unnecessarily long route for some residents. The northern location of the fire escape will also see it overlooking the garden of No. 125 North Lane and will result in a loss of privacy to that property.

The committee was concerned about the provision of just five parking spaces for the three proposed properties. The plans suggest a total of fifteen people could live in these properties regardless of parking calculators, is it realistic to believe those fifteen people may only have five cars between them? If the proposal went ahead, existing car-parking would be lost in an area in which on-street parking is already at a premium.

The committee felt the design of the building was contrary to the National Planning Policy Framework though better than the previous two iterations, the design still feels slightly awkward and not in keeping with nearby properties. Section 64 of the NPPF states

Permission should be refused for development of poor design .

Two properties are proposed to have fibre cement clapping. This is not vernacular for the village and is therefore out-of-keeping despite other new properties nearby having been allowed clapping.

The committee appreciated the plan moved the new properties further away from Nos. 1-4 Beechlands Cottages but closer to No. 125 North Lane. This could result in a loss of amenity.

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

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 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



Neil Crowther
Group Head of Planning