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20th April 2021

Philip Ashman
11 The Plantation
East Preston
Littlehampton
BN16 1LD

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/22/21/HH
Site Address: 15 The Plantation East Preston BN16 1LD
Description of works: Erection of rear extension and loft conversion with rear dormers and side gables

Thank you for your internet representation made on 19th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35199

Please take account of the following comments when considering the planning application for the conversion of a 2 bedroom bungalow to a considerably enlarged 5 bedroom dwelling with side gables, dormers and a rear extension at 15 The Plantation, East Preston (Planning Application EP/22/21/HH).

The application proposes a considerably extended roof line with side gables which, if approved, would result in a building which is changed greatly in design, appearance and character. It would not be compatible or in harmony with the neighbouring properties. It would be out of scale and detrimental to the street scene and properties in this quiet road, all of which are 2/3 bedroom 1960s bungalows. There are no houses in The Plantation and none of the detached bungalows have side gables. In addition, the proposal for 5 roof lights on the front elevation seems to be excessive and, again, out of character with neighbouring properties.

The size of the proposed roof will be overbearing and in conflict with the ambience of The Plantation. This application also seems to be contrary to Government Policy which encourages development (which I presume includes any proposals to change the style and appearance of an existing property) which complements and is well integrated with neighbouring properties.

The proposal to extend the roof line and construct a side gable on the south facing elevation, adjacent to our property, would have a detrimental effect by greatly reducing the natural light available to our bathroom and kitchen windows on the north facing side.

The proposed construction of 2 large dormers on the west facing rear elevation would result in a loss of our privacy as they would enable a direct line of sight to the majority of our rear garden. Also, the application proposes that these dormers would extend from the height of the ridge of the property although the East

Preston Parish Council guidelines are that dormer windows should be "small enough to be subordinate to the appearance of the roof as a whole" and that "the ridge of the dormer should be appreciably lower than that of the main roof". The proposal meets neither of these recommendations.

In summary, it appears that the application is for an overdevelopment of a 2 bedroom bungalow to a much larger and overbearing 5 bedroom property with an imposing roof with side gables on both the north and south elevations. It would be hard to describe this as a bungalow. We would therefore request that planning permission is refused.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.