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22nd April 2021

Mrs Irene Ellis
2 The Plantation
East Preston
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 21st April 2021 which has been recorded as an objection with the comments as follows:

OWPC35278

Planning Application EP/22/21/HH 15 The Plantation, East Preston BN16 1LD

I am writing to lodge my objections to the proposed development at 15 The Plantation, East Preston. I believe the planning application should not be approved, for the following reasons :-

The development is out of keeping and character with the other existing neighbouring properties due to the substantial increase in floor area and the visibly increased width or length of the roof-line. To put it crudely, the development will "stand out like a sore thumb" compared with the current properties.

There is an excess of unsightly Velux type windows to the front (eastern) elevation; the light from which will pollute the dark unlit area.

To the rear of rear (west) elevation there are two excessively large dormer windows as well as another two Velux windows.

The development will result in the exterior of the building resembling a converted barn, totally at odds with the surrounding properties.

The increased size will have a negative visual impact on the "street scene" as it is in a prominent position on a slight bend.

There is an understanding in The Plantation, that vehicles are not parked on the road, especially after dark, as they present a safety hazard due to there being no street lighting. Where will the increased number of occupants of a 5 bedroomed property park their vehicles at night? This is already a local issue as the new owners of a property on nearby Homelands, do not have sufficient space at their property to park their vehicles off the road and are instead parking overnight on Vermont Drive.

The lack of sufficient off road parking space coupled with increased occupancy, due to over development such as this will lead to parking and access problems in the future and the denigration of the currently pleasant street scene and environment

Before any decision is made regarding this application, I would suggest a Planning Officer visits the area to

assess the visual impact that the proposed development will have on the area.

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](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.