



Arun District Council
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23rd April 2021

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

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 22nd April 2021 which has been recorded as an objection with the comments as follows:

OWQC35294

This council's Planning & Licensing Committee considered this Application at its meeting held on Monday, 19th April. At that point, verbal and written concerns had been received from a number of households within The Plantation concerning this Application. This has subsequently been reflected in the number of letters ADC has received about this Application. The agent and applicant were invited to attend the meeting but neither did so.

The Plantation is a small, attractive development from the 1960s, appreciated for being very largely unchanged since that time. The Plantation is covered by Policy 3: Design in Character Area Two of the made East Preston Neighbourhood Plan.

This proposal is for the erection of a rear extension and a loft conversion with rear dormers and side gables. This council agreed to object to this proposal on the following grounds.

The proposal does not reflect the characteristics of the site and local area. (Arun Local Plan, Policy D SP1). The proposal will transform the look of this property from a compact house into something out-of-keeping with every other property in the road, not responding to and complement the existing character and appearance of the building and the wider townscape in terms of scale, massing, materials, openings and roof form (Arun Design Guide, Part M). No others have side gables nor, we believe, (such a number of) rooflights at the front. Alteration of the basic form of the roof will also be contrary to Policy 3 of the East Preston Neighbourhood Plan.

The proposal is bulky and heavyweight and will not sit comfortably with the existing properties in The Plantation. This council does not believe the scale of development keep with the general confines of the overall character of locality . (Arun Local Plan, Policy D DM1) Similarly, this council does not believe this proposal meets the comments in Part M of the Arun Design Guide, The scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form . The same section of the Design Guide goes on to say, Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience ; the side extensions in this proposal are in line with the roof ridge line and therefore contrary to the Arun Design Guide.

The proposed rear dormers could result in a loss of privacy to adjacent properties in The Plantation as well as properties in Vermont Way. (Arun Local Plan, Policy D DM1)

For these reasons, this council believes this Application is in conflict with policies D DM1 and D SP1 of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 3 of the East Preston Neighbourhood Plan and careful consideration should be given to the refusal of Planning Permission for this Application.

Simon Cross - Clerk to the Council

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 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.

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.**