



Arun District Council
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26th April 2021

Mr & Mrs B J Bender
7 Hazelmead Drive
East Preston
LITTLEHAMPTON
West Sussex
BN16 1LE

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 25th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35382

Number 15 The Plantation does not directly affront our bungalow, however, the significant change in style and enlargement of the roofline will be visible from our property in Hazelmead Drive. This development proposal is effectively changing a 2 bedroom single storey bungalow into a detached 5 bedroom house and would be contrary to the spirit of the East Preston Neighbourhood Plan which states that "the community wishes for East Preston Parish to retain its unique and special character" and "preservation of the street scene is important to protect the character of the village".

As it stands this over development will be detrimental to the overall street scene in The Plantation, thereby impacting the other properties in this small unique cul-de-sac consisting entirely of bungalows, and appears to ignore a number of Policies and Principles outlined in the East Preston Neighbourhood Plan 2014-2029, in particular:

- Policy 1 Development Principles - Sections 4.10, 4.14, 4.15, 4.16,
- Policy 1 Parking Standards - Section 4.30
- Policy 3 Design in Character Area 2 - Section 4.27

In conclusion, we support the objections submitted to date by local residents and concur fully with the objections set out by East Preston Parish 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

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.