



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

28th April 2021

Mr and Mrs R Smith
12, The Plantation
East Preston
West Sussex
BN161LD

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 27th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35456

Dear Sirs,

We write with reference to planning application

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

The property at present is an attractive two bedroom detached bungalow situated in a quiet cul-de-sac of mainly two bedroom properties inhabited by retired and single homeowners. Visitors to the road frequently comment on the peaceful, friendly ambience and the lack of traffic and parked cars.

Having studied the redevelopment plans for the above property, we believe that they are totally out of character with other homes in The Planation. Neighbours on three sides will be overlooked by the proposed dormer windows , reducing privacy and restricting natural light to neighbours on either side.

The street scene would be considerably altered, contrary to the East Preston Neighbourhood Plan.

The application wishes to convert a two bedroom bungalow into a five bedroom house, bringing with it the obvious change in habitation and traffic. Having converted the integral garage into a store and utility room, there will be a lack of parking facilities (the present driveway only allows for two vehicles) thus forcing the occupants to use the road - with no street lighting in The Plantation, this is likely to cause difficulties for the rest of the neighbours.

The three streets within this small estate - namely Hazelmead Drive, The Plantation and The Croft have a

particular character all of their own and we are most concerned that, should you agree to this application, it could set a precedent for the future which would change this character irrevocably.

Having attended the recent East Preston Parish District Council Zoom meeting, it is clear that the local council is also opposed to this development.

Yours sincerely,

Robin and Janet Smith

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.