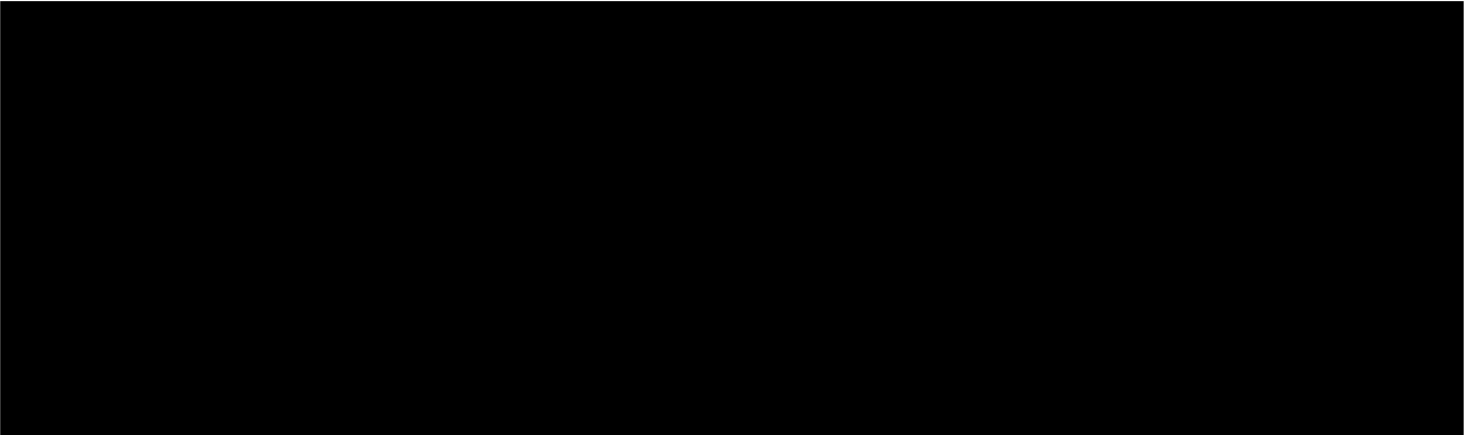




From: East Preston Parish Council (SC) [REDACTED]
Sent: 15 March 2019 13:16
To: Planning.Responses
Subject: Public objection to EP/23/19/HH for 43 Sea Lane, East Preston

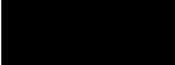
Dear Planning,

I have been asked to forward you the attached objection.

Thanks,

Simon Cross - **Clerk to the Council**

East Preston Parish Council
Council Office, 122 Sea Road, EAST PRESTON, West Sussex. BN16 1NN

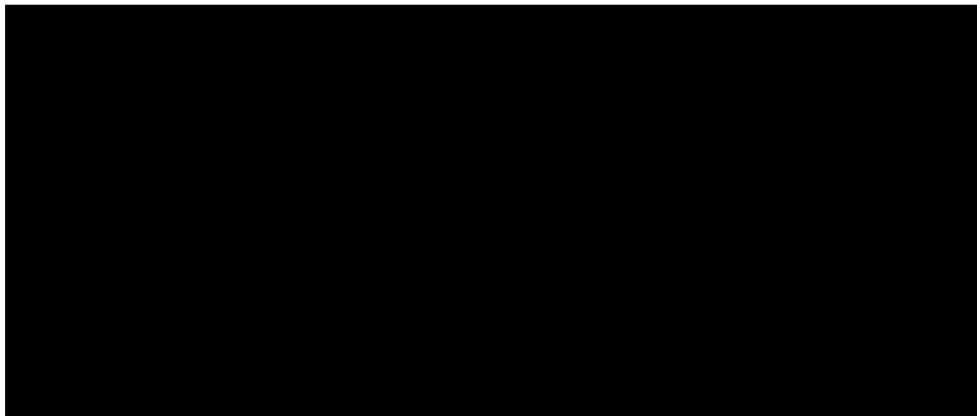


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Objection to Planning Application EP/23/19/HH at 43 Sea Lane for Caravan port.

The East Preston Neighbourhood Plan highlights that East Preston:-

“RETENTION OF OUR IDENTITY AS A COASTAL VILLAGE.

In addition the East Preston Village Design Statement highlights for Character Area Two:-

“General Guidelines especially relevant in this Area:-

“Verges – Preserved and ENTRANCES kept small:-

“Parking – in garages or at the rear:-

“HEIGHT and DENSITY of prime importance here; preserve ROOFLINE:-

“HARMONY – in materials; height; building design; new windows and doors and of extensions with original building; NO rectangular buildings.”

and continues

“ Dwellings in this area are predominantly bungalows, usually built at a slightly higher density than in Area One. Most were built between the 1950s and the 1980s, though the earliest are pre-war. The uniform appearance in the individual roads and closes is very characteristic of this group, as the bungalows were usually all built at the same time using similar styles and materials.”

Taking the Neighbourhood Plan and Village Design Statement into consideration, our objections are based on the points detailed below.

1. There are currently two caravans stored in Sea Lane, where at number 39 the caravan is hardly visible from the road, and not under a canopy of any kind.
2. The second caravan is stored at 43 Sea Lane, where the application has been made. It is worth noting that the current method of caravan storage at number 43 is equally acceptable and is far preferable to the planned caravan port.
3. There are no caravan ports in Sea Lane to my knowledge.
4. The representative photo in the planning application misrepresents the scale and immense dimensions of the proposed caravan port.
5. The proposed caravan port is 630 cm. or 24.8 inches, or over 2 foot above the gutter line of the bungalow at 43 Sea Lane.
6. The total height of the proposed caravan port is 3230 cm. or 127.17 inches, or just over 10 foot 7 inches. The height of the proposed caravan port is unacceptable.

7. The total width of the proposed caravan port is 3450 cm. or 135.82 inches, or over 11 foot 3 inches. The width of the proposed caravan port is unacceptable.
8. The total length of the proposed caravan port is 7000 cm. or 275.59 inches, or just a shade under 12 feet, again this is unacceptable.
9. The siting of the proposed caravan port and the exceptional close proximity to the boundary wall of the neighbouring property is disrespectful to their neighbours.
10. The view from our property which is directly opposite 43 Sea Lane would be disadvantaged by the immense caravan port.
11. The planning application at 43 Sea Lane, if passed, could set a precedence for similar obtrusive constructions and blight the harmony of the coastal village of East Preston as identified in the Neighbourhood Plan and East Preston Design Statement.

Final observation.

Have the deeds of the property at 43 Sea Lane been examined, as of this date, to determine the restrictions, if any, that have been stipulated for the property at 43 Sea Lane.

Objections raised by:-

Mr. Alec Price

46 Sea Lane

East Preston

BN16 1NE