



FAO Mr Zac Denton  
Planning Department  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF

Dear Sir,

**Planning Application EP/23/19/HH**

I write in connection with above planning application.

I have examined the plans and being in the property next to number 43 Sea Lane know the site well. I wish to object strongly to the erection of the Caravan/Carport structure.

The structure is to be erected next to the boundary wall between our properties. The roof edge itself is directly above the party wall which is one of my objections.

I've attached a list of my objections to this letter which I'm asking you to share with the Local Planning Authority. I've also attached a photograph which show how much higher the structure would be above the caravan already sited there. Another shows how close the structure will be to the edge of our own house.

I look forward to your acknowledgement of this letter and objections and that they will be added to the Rep Letters in the online file.

Yours sincerely,

A solid black rectangular box used to redact the signature of Ross McNaughton.

Ross McNaughton

A solid black rectangular box used to redact the second line of the address.

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

**FAO ZAC DENTON – ARUN DISTRICT COUNCIL**

The East Preston Neighbourhood Plan highlights that one of the aims is:-

**“RETENTION OF OUR IDENTITY AS A COASTAL VILLAGE”**

The General Guidelines that are within that scope include the following –

- Height and Density of prime importance: Preserve the Roofline.
- Harmony – relating to materials, height, building design, no rectangular structures.

We do not feel that the proposed structure meets Neighbourhood plan and our further objections are shown below:

1. The proposed structure is not in keeping with neighbouring properties.
2. The proposed structure is higher than the roof guttering at 43 Sea Lane.
3. The proposed structure is too large for the area designated for siting at the property with measurements of L 7000mm, H 3130mm and W2800mm.
4. The proposed structure is significantly bigger than the caravan currently parked at 43 Sea Lane that it is to supposedly cover. The caravan has the following approximate measurements L 5400mm, H 2600mm, W 2300mm. This means that the structure is bigger than the caravan it is to cover by L 1600mm, H 530mm, W 500mm.
5. The structure shown in the photos accompanying the Planning Application is ugly and not in keeping with 43 Sea Lane nor the properties on either side or those houses opposite who will have a direct view of it.
6. The proposed siting shows the pillars of the structure being too close to the party wall with 41 Sea Lane.
7. The proposed siting of the structure shows its roof edge being directly above the boundary wall between numbers 41 and 43 Sea Lane which is too close.
8. The proposed structure has a curved roof and any rainwater will run down directly onto the boundary wall and into the garden of 41 Sea Lane which is totally unacceptable.

9. It is not clear from the drawings of the structure whether there are gutters on either side of the roof. There is no apparent down pipe shown in the drawings so even if there are gutters there is no indication where the water will run off to. The drawings make reference to 'Jagram Tunbridge' structure and on closer inspection this does not have guttering.
10. The impact of the higher structure will have a significant loss on the level of sunlight on the area of 41 Sea Lane alongside the proposed structure and create a feeling of being hemmed in.

Objections raised by –

Mr Ross McNaughton  
41 Sea Lane  
East Preston  
BN16 NE





