



Arun District Council
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13th April 2022

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

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/23/22/HH
Site Address: 5 Chiltern Close East Preston BN16 1RE
Description of works: Conversion of roofspace to habitable, including hip to gable enlargement and a rear dormer and front rooflight, single storey rear extension, and timber framed lean to porch to front.

Thank you for your internet representation made on 12th April 2022 which has been recorded as an objection with the comments as follows:

OWQC46594

This council's Planning & Licensing Committee considered this Application at its meeting on 14th March.

The committee agreed to object to this proposal on the grounds the property is half of a connected, matching pair, and this proposal risks unbalancing the pair.

Properties in Chiltern Close have mainly remained original and this proposal may also result in a negative impact on the streetscene, contrary to Policy 1: Housing General Principles, section 4.18 of the East Preston Neighbourhood Plan.

The East Preston Village Design Statement says dormer windows should be small enough to be subordinate to the appearance of the roof as a whole. The ridge of the dormer should be appreciably lower than that of the main roof, which is clearly not the case in this proposal.

The committee was concerned at the appearance of a porch support which would make accessing the garage by car impossible. The committee also questioned the use of the phrase front rooflight for the fenestration proposed.

The committee raised no concerns about the single storey rear extension.

For these reasons this council asks Arun District Council to consider refusal of Planning Permission for this

proposal.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>