



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

6th 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/24/22/HH
Site Address: 3 Normandy Drive East Preston BN16 1LT
Description of works: Conversion of roof space to habitable use to include a side dormer.

Thank you for your internet representation made on 6th April 2022 which has been recorded as an objection with the comments as follows:

OWQC46295

The Planning & Licensing Committee of this council considered this Planning Application at its meeting on Monday, 28th March. The committee has not had an opportunity to consider the substitute plans published on 1st April, but the changes do not appear to affect the comments below.

The committee agreed unanimously to raise objections to this Application on the following grounds.

The scale of the proposed dormer may make the host property look unbalanced, contrary to Policy 1: Housing General Principles, section 4.16 of the East Preston Neighbourhood Plan.

Due to the location of neighbouring properties, the dormer, which is proposed to run almost the full-depth of the property, will be far more visible from the street than the average side dormer. Thus, the proposed dormer will result in an unacceptable change to the streetscene, contrary to Policy 1: Housing General Principles, section 4.18 of the East Preston Neighbourhood Plan. Policy 3: Design in Character Area Two states that the basic form of the roof is not altered on a property in Character Area Two. Paragraph 4.27 within the same Policy states A hipped roof should only be changed to a gable end at the rear yet the proposal here is for a gable end at both ends of the property.

Aside from the purely technical, the location of the proposed dormer will have an unacceptable negative impact upon the privacy of the occupants of three properties to the west of the property. The scale of the proposed dormer and its proximity to the western boundary of the property will likely not be mitigated by the obscured glazing proposed for the dormer. The proposed dormer will have an overbearing and unneighbourly feel and may also be overdevelopment of the plot.

At the time of writing, only one of the three properties to the west of the application site is occupied. Consideration should be given to the impact upon the privacy and amenities of the future occupants of all three properties but especially as two of the properties are currently unoccupied.

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.

In summary, by reason of its siting, height and scale, the proposed dormer will have an unacceptable harmful impact on neighbouring properties and the character of the surrounding area, in conflict with policy D DM1 of the Arun Local Plan, policy 3 of the East Preston Neighbourhood Plan and the Arun Design Guide.

Furthermore the committee felt this Application should be decided by the Planning Committee following a site visit, so we ask that consideration be given to that.

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>