



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWQC5372
Our Ref: EP/26/15/HH
Please ask for:
Mrs A Gardner

9th April 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Front extension to form attached double garage.
14 Tamarisk Way East Preston

Thank you for your internet comments made on 8th April 2015 which has been recorded as 'an objection' with the comments as follows:

The Planning Committee of this council considered this Application at its meeting on Monday, 23rd March. The applicants had been informed of the meeting and agents and applicants are welcome to attend Planning Committee meetings. The committee agreed to raise the following objections to this proposal.

Because of its height, length and mass and because it is being built closely adjacent to the western boundary, the proposed extension will have an unacceptable harmful overshadowing and overbearing effect on No. 16 Tamarisk Way in conflict with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan and policy D DM4 of the Emerging Local Plan.

Government advises local planning authorities new developments should respect local character and appearance. This council feels the proposed extension built on the boundary for a significant depth would detract from the open plan feel of the Willowhayne estate. The council feels this is contrary to policies D SP1 and D DM4 in the emerging Local Plan and to saved policy DEV19 in the 2003 Local Plan. The property in question is covered by Policy 2: Design in Character Area One of the East Preston Neighbourhood Plan which states [t]he existing street scene should be protected the council feels this proposal would have a negative impact on the existing street scene.

There is already a relatively close spatial relationship between nos 14 and 16 Tamarisk Way, and this proposal will further erode what space there is on the western boundary. Within this spatial context, the dimensions and location of the proposed front extension are likely to have an unacceptable detrimental impact upon the residents of no 16.

The proposed development compromises the spatial character and pattern of the street and would have an unacceptable impact on the appearance and setting of the area generally. The proposed development would also have an adverse overbearing impact upon no 16 Tamarisk Way, as it is being built on the boundary for a significant depth. This

is contrary to Policy D DM1 in the emerging Local Plan, which states development should (h)ave minimal impact to users and occupiers or nearby property and land. For example, [] having an over-bearing presence.

The proposal leaves too little space on the western boundary for the owners of no 16 to soften its impact in any way.

For these reasons, this council asks Arun District Council to refuse Planning Permission for this Application.

Simon Cross - Clerk to the Council

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in dark ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration