

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC17812
Our Ref: EP/29/18/HH 01-03-2018
Please ask for:
Mrs A Gardner

6th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Rooms in roof with hips to gables & front & rear extension
Glenian The Street East Preston

Thank you for your internet representation made on 5th April 2018 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The site of Glenian is opposite the entrance to Preston Hall, a Grade II listed building. Its lodge is near the entrance. This feature of Glenian's position should be taken into account in assessing the proposed alterations to the house.

The proposal is to add a second storey to a bungalow. The bungalows north and south of Glenian are unchanged from their original design, so the alterations would produce a building that was in sharp contrast to its neighbours. It would not therefore reflect and enhance the architectural and historic character and scale of the surrounding buildings, as required by Policy 1 of the East Preston Neighbourhood Plan..

The proposed second storey would not sympathetically relate to, or be visually integrated with, the existing structure. The proposal is therefore contrary to Policy DEV19 of the Arun Local Plan. The alterations would not look as if they were part of the original design of the house, and they would produce a house that was unbalanced in appearance: the new roof and dormers would dominate the building. The proposal is therefore contrary to Policy 1 of the Neighbourhood Plan.

This application therefore conflicts with the policies of both the Local Plan and the Neighbourhood Plan, and affects the setting of a listed building. Planning permission should therefore be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

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

Neil Crowther
Group Head of Planning