



Arun District Council
Arun Civic Centre
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3rd March 2021

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

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/2/21/HH
Site Address: 27A Sea Lane East Preston BN16 1NH
Description of works: Erection of front extension to create first floor balcony, erection of rear balcony, demolition of existing conservatory with changes to external materials and wall finishes.

Thank you for your internet representation made on 1st March 2021 which has been recorded as an objection with the comments as follows:

OWQC34131

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 22nd February. The applicants were invited and attended and addressed the meeting.

The council agreed it would object to this Application on the following grounds.

The proposed rear balcony could lead to unacceptable overlooking of neighbours in Sea Lane, Normandy Drive and Oakley Gardens, some of whom have already contacted both councils with their concerns. The council felt this proposal conflicted with Arun Local Plan Policy D DM1 as it does not avoid significant loss of privacy. Both proposed balconies could be in conflict with Policy D DM4 too as they may be said to have an adverse overbearing effect on neighbouring properties.

The front balcony and the proposed materials for the redevelopment would not be in keeping with older properties in Sea Lane, particularly no 27 to the immediate north of this property. The slate effect tiles would be out of keeping with pretty much all other properties in Sea Lane, all of which have retained their clay tiles, even recently-built properties such as the block of flats at 17 Sea Lane. This latter property is also the only property in Sea Lane to have a front balcony. This proposal is, therefore, contrary to Paragraph 4.12 within Policy 1 of the East Preston Neighbourhood Plan as the chosen materials would not harmonise in both colour and texture with the materials used in adjoining buildings.

The council felt this proposal conflicted with Arun Local Plan Policy D DM1 as it does not reflect nor improve upon the character of the site or the surrounding area.

For these reasons, this council asks Arun District Council to consider refusal of this Planning Application.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.