

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane, East Preston
Littlehampton
West Sussex
BN16 2SP

12th May 2025

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/33/25/PL
Site Address: Seafield Lodge Seafield Road East Preston BN16 1NA
Description of works: Demolition of existing dwelling and construction of 1 No. new dwelling (self/custom build). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 9th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76367

I write on behalf of the East Preston & Kingston Preservation Society to object to this application. This site is in the Seafield Road, Sea Road (part), Palm Court Cottages and South Strand (part) Area of Character (AoC) in a significant position, just outside the private estate, alongside the historic way to the beach. We do not object to the demolition of the present building if it is replaced by a dwelling of a design sympathetic to its surroundings.

We regret the fact that the applicant is not pursuing a more traditional house design, as agreed for the previous application on this site, which would have fitted in with the neighbouring properties. The design proposed would not integrate as well, being overly cuboid and blocky in appearance, though we appreciate that efforts have been made to relieve a mundane geometry.

It is, as acknowledged, crucial that the boundary wall along Sea Road and curving towards Seafield Road is retained. It is also important that the materials used in any approved design harmonise with others in the area. With this modern design, perhaps a slightly darker cream and more golden oak palette than that which is applied for, might provide a better transition between the two different styles of house in this AoC.

This is a sensitive site, just outside the private road with properties on spacious plots, and at the edge of the more densely built village area of smaller dwellings to the east. The new house should harmonise with the traditional designs in most of this area, especially the historic Seaview Hotel opposite, and the mock-Tudor and Arts and Craft style houses on the northern side of Seafield Road. It is also vital that there should be no spread of the recent number of bland monochrome structures, which detract from the character which brought

about the original designation of the AoC. We would therefore ask that refusal, or strict conditions regarding materials, be considered.

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>.

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.

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>