



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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17th May 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/35/22/HH
Site Address: West House South Strand East Preston BN16 1PN
Description of works: Erection of single storey front extension, first floor front/side extension and alterations to fenestration/openings.

Thank you for your internet representation made on 17th May 2022 which has been recorded as an objection with the comments as follows:

OWQC47557

This council's Planning & Licensing Committee considered this Application at its meeting on 25th April. The applicants were invited to attend but did not do so.

Although these proposals address many of the concerns this council raised against the previous Application for this site, the committee agreed it would object to this Application on the following grounds.

The committee remained concerned the proposed first-floor extension is not well integrated into the existing building. This will be very visible from the north and could be deemed to change the streetscene in South Strand. This extension may also be overbearing towards the property to the east of the application site.

The committee also remained concerned the proposed extension at the south of the building may be too close to the north of the property immediately to the south of the application site. We understand established screening between the two properties has been removed, in the process reducing the mitigating effect that screening had.

This council considers this Application to be contrary to parts of the Arun Local Plan still, Part M of the Arun Design Guide and Policies 1 and 2 of the East Preston Neighbourhood Plan.

For these reasons, this council asks Arun District Council to consider refusal of this 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/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>