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20th May 2022

Sioned Vos
17 Vicarage Lane
East Preston
Littlehampton
West Sussex
BN16 2SP

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 19th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47613

I write on behalf of the East Preston & Kingston Preservation Society to object to this application. We disagree with the applicant's contention that the "modern design for the extension looks to be similar to properties within South Strand- ". There are no such rectangular elements in a road containing structures of varying but traditional designs. The extensive flat-roofed addition proposed would compromise the established spatial character and pattern of South Strand, which is characterised by traditional buildings, with pitched or mansard roofs.

While acknowledging the fact that the extensions proposed are on the footprint of the existing dwelling, the extension upwards is awkward and not integrated with the original house and roofline. The eastern elevation especially would be overbearing on the neighbouring property and introduce an unacceptably bulky rectangular element into the street scene when viewed walking along the road. The addition of enlarged fenestration on the ground floor and new first floor windows could also damage the amenity of neighbouring properties.

The Society also has concerns about the lack of a landscape plan, given the extensive removal of vegetation along the western boundary and part of the front of the plot. As well as compromising the existing green appearance of the road it must have an adverse effect on the amenity and privacy of neighbouring properties. The Society asks that this application be refused as contravening Policies 1i and 2 of the East Preston Neighbourhood Plan, Section D DM4 of the Local Plan and Section M of the Arun Design Guide in that the design does not reflect and enhance the architectural and historic character and scale of the surrounding buildings, respond to or complement the existing character and appearance of the building nor protect the amenity of neighbouring properties.

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. 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](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>