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25th May 2022

Mark Beves
West House, South Strand
East Preston BN16 1PN
Littlehampton
West Sussex
BN16 1PN

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 24th May 2022 which has been recorded as support with the comments as follows:

OWPC47738

Having received a representation from the East Preston & Kingston Preservation Society we would like to respond being the residents of West House.

The representation we would point out carries many assumptions and biased opinions, some outdated, which belong to history which we respect coming from a preservation society.

We would highlight the proposed design seeks to minimise wasteful material use, such as excessive steels, timber, tiles, and concrete in order to reduce the carbon footprint of the proposed work, while utilising the existing structure and be subservient to it in compliance with the ADC design guide.

It is also widely accepted in modern construction to utilise solar gains when possible, to reduce heating and lighting requirements which the design incorporates again within the existing building with no amenity issues due to their siting, while keeping the footprint low of the improvement work as much as possible.

With regard to landscaping we would respectfully point out the frontage referred to is our garden and although it is pleasing to know members of the public have an interest in our garden, please be patient as we will be landscaping this to our design in due course.

With regard to style there are numerous types of properties in South Strand. Some have Greco Roman columns, others Elizabethan Timbers but to our knowledge the only historical buildings of note in South Strand are the coastguard cottages. These have a style and construction which has only been replicated in recent times, prior to this modern development on an old theme, all shapes and sizes have been constructed which to the builders of those original cottages we would suggest are not complimentary.

Of particular note is the extensive flat roofed residential care home to the north side of South Strand.

The proposed changes to West House will be undertaken in an environmentally friendly way, minimising

material use, transforming heat losses, maximising energy conservation and will be a very pleasing property to view should you be able to see it post landscaping.

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>.

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>