

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
B16 1PP

Your Ref: OWPC22456
Our Ref: EP/36/19/HH 26-03-2019
Please ask for:
Andrew Wood

2nd May 2019

Dear Sir/Madam

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

Change of pitched roofs to full gable roofs, new mono-pitch dormers to front & rear elevations on main dwelling, new gate, posts & fence to front of property site & change of existing annexe roof to split mono-pitch roof.

9 Myrtle Grove East Preston

Thank you for your internet representation made on 1st May 2019 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on behalf of the East Preston and Kingston Preservation Society.

The proposed alterations would create a building that was dominated by large dormer windows, and finished in materials that are alien to its surroundings. The roof would be covered with dark grey slate effect tiles, with metal covering the dormers; walls would be dark grey brick plinths and wood cladding of unspecified colour. The dominant colour would be grey, in contrast to the reddish-brown of surrounding houses' The dormers would extend along almost the whole of the length of the roof on the northern side of the building, and about three-quarters of the length of the roof on the southern side. They would reach almost to the ridge of the roof, and are tilted upwards towards the window side, a feature that makes them all the more dominant. The original bungalow would completely disappear.

The design of this proposal appears to have been completed without any consideration of local planning policies. The huge dormers cannot be said to be visually integrated with the existing building, or visually subservient to it. The new materials of the roof and walls do not sympathetically relate to the materials of the existing house; they are a sharp contrast to its materials and to those of surrounding buildings. They create a building that contravenes policies D DM1 and D DM4 of the Arun Local Plan. It also contravenes Policy1 of the East Preston Neighbourhood Plan because the design and materials used do not reflect the character of surrounding buildings, and the dormers are not subservient to the appearance of the roof as a whole.

For these reasons, we consider that planning permission should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning