

Brian Daley (Director, The Willowhayne Residents Association)
14 Angmering Lane

East Preston
West Sussex
BN16 2TA

Your Ref: OWPC26417
Our Ref: EP/37/20/HH 24-03-2020
Please ask for:
Zac Denton

20th April 2020

Dear Sir/Madam

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

Single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.

56 Angmering Lane East Preston Littlehampton

Thank you for your internet representation made on 17th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Objection on behalf of The Willowhayne Residents Association:

The proposal for a double garage to the front of the property is not acceptable as it is a clear breach of the 30 feet building line (from Angmering Lane) as recorded in the Charges Register for the property at the Land Registry.

The proposal to increase the height of the roof is not acceptable as it will have an adverse impact on the surrounding properties and the street scene.

The plans include the addition of a second storey to the property, with large vertical windows to the west (front) and east (rear) elevations.

This would result in a very unacceptable street scene, completely out of keeping with all other buildings in the surrounding area.

No other buildings in the neighbourhood have second storey windows, except for roof windows and some dormer windows of properties which directly overlook the sea.

The resulting mass of the property, especially at second storey level, would be detrimental to neighbouring properties and the overall street scene.

The presence of second storey vertical windows would result in overlooking and privacy issues with neighbouring properties, both to the front and the rear.

The proposed plans are in direct conflict with the following planning guidelines- Arun Local Plan policies D DM1 and D DM4

East Preston Neighbourhood Plan policy 1 and general policies 4.10 to 4.16

East Preston Village Design Statement general design statements and general guidelines for character area 1 (in respect of height in particular).

For these reasons the Willowhayne Residents Association object to these plans and request that they be refused.

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