

William Petrie
54 Angmering Lane
East Preston
Littlehampton
West Sussex
BN16 2TA

Your Ref: OWPC26445
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 19th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Reasons for Refusal

We live at No. 54 immediately adjacent to the north of the proposed development. We were shocked to discover the details of this proposal which is, in effect, a rebuild of the adjacent house, and do not believe it to be suitable for the following reasons and which conflict with the East Preston Village Neighbourhood Plan Policy 2 - Design in Character Area 1 :-

- a) It is a gross overdevelopment of the site, the extension being almost twice the floor area of the existing house - resulting in a house almost three times bigger, disproportionate to the size of the plot.*
- b) The addition of another floor and the raising of the height of the house with a flat roof is contrary to the neighbourhood plan, completely out of keeping with the surrounding properties and would give a brutal profile that dominates the area. All the other houses have a softer profile with pitched roofs. There are no properties on this estate with three floors and a flat roof.*
- c) The proposed location of the garage close to the front western boundary and road is entirely out of keeping with the rest of the estate and will change the "street scene", especially as it is in front of the building line. Further significant alteration to the street scene will include the cedar cladding on the walls of the garage and "zinc facing panels" for the second floor.*

We have significant concerns re the privacy of our property. The additional floor would give an overview of nearby properties, including most of our garden and would be a severe intrusion of our privacy. The intended provision of balconies, which would become viewing platforms, compounds such intrusion.

For the above reasons we urge the Authority to refuse permission for this application.

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