



47, Angmering Lane,
The Willowhayne,
East Preston,
West Sussex.
BN16 2TA
25 April 2020

Dear Mr. Denton,

Re: EP/37/20/HH 56, Angmering Lane, East Preston BN16 2 TA.

I strongly object to the above development.

Having accessed Arun District Council's website and studied the plans, I have several objections to the development. I live directly opposite No. 56 so the impact on my house will be significant.

As well as my own personal objections, I draw your attention to the East Preston Village Design Statement or Neighbourhood Plan as it became known, which was adopted by Arun District Council on 28th January 2015. The above development violates this Neighbourhood Plan on several counts.

The addition of a third storey with large windows will mean the development will be so high it will be an invasion of my privacy. No other properties on the Willowhayne have a third storey. Because the construction involves a large amount of glass, the finished building will resemble a block of flats. The Neighbourhood Plan, Policy 1: Housing – General Principles states (page 20):

Development proposals will be supported provided: - 1. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings.

The new development satisfies very little of this statement, in fact it will be detrimental to the architectural and historic character of the area. Furthermore, the Neighbourhood Plan states the following regarding the height of buildings:

Development Principles (Page 21) 4.14: - New or altered building that exceed two storeys in height will rarely be acceptable.

Following on from my previous objection, I emphasise that the style of the proposed building will not be in keeping with the surrounding properties. The Willowhayne is a prestigious private estate representing a large area of East Preston and the proposed development will be completely out of character. No other properties on the estate have flat roofs and there are no other properties that are remotely similar to the one planned for No.56. The Willowhayne was established in the 1930s as a "garden estate" with wide verges and large plots for homes that all blended in with that concept. The proposed development does not blend well. The Neighbourhood Plan recognised this concept when it stated:

Development Principles (Page 21) 4.10: - Development and redevelopment will be encouraged if it would strengthen the present characteristics of the village. It is important to

avoid new buildings which appear overbearing by reason of their size and alterations which harm the character of a road.

Development Principles (Page 21) 4.18: - Preservation of the street scene is important to protect the character of the village.

My next objection relates to the materials that are to be used, specifically the application of zinc cladding. Zinc cladding is more appropriate for an industrial estate not a private estate and again there are no other properties on the Willowhayne that are built using this material. Since there are a variety of finishes to zinc cladding, I am concerned about the reflective nature of what might be used. The Neighbourhood Plan has clear directives relating to building materials:

Development Principles (Page 21) 4.12: - The materials used in new or altered buildings should harmonise in both colour and texture with the materials used in adjoining buildings.

The proposed development shows a new garage located at the front of the property. This garage would project beyond the building line. Properties on the Willowhayne all have covenants that restrict anything being built in front of the building line. If the garage was to be built at its planned location it would be in breach of this covenant and therefore unlawful.

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

Yours sincerely



Mr. S. James.