

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC26710
Our Ref: EP/37/20/HH 24-03-2020
Please ask for:
Zac Denton

5th May 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 4th May 2020 which has been recorded as '**an objection**' with the comments as follows:

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

This application describes a house that would be wholly out of character with other houses in the same road or indeed the rest of the Willowhayne Estate, and which would be significantly taller at three storeys. The proposed materials, especially the zinc cladding on the mansard roof, would also be out of character. The proposal can only be described as a model of poor and inappropriate architectural design.

The result is a design that conflicts with the policies of the Arun Local Plan, especially policies D DM1 and DM4, because it does not reflect the character of the surrounding area and does not sympathetically relate to the existing building, but does have an overbearing effect on neighbouring properties; it also contravenes Policy 1 of the East Preston Neighbourhood Plan, because the design, height and materials do not reflect the character and scale of surrounding buildings, in particular because the height exceeds two storeys; it contravenes the National Planning Policy Framework, because it represents poor design; and it contravenes the National Design Guide, because it does not show any appreciation of local character and architectural precedents.

For these reasons, the Society trusts that planning permission will 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