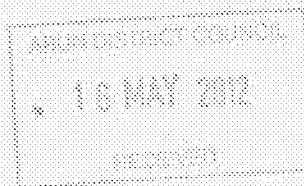


PX C



Mr & Mrs. R.C Leggett
11 Parade Mansions
Willowhayne Crescent
East Preston
West Sussex
BN16 1TE

PX

Head of Planning Services
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

15th May 2012

Planning Application Ref: EP/40/12
Demolition of 1 x 3 story retail shop and erection of 6 two Bedroom and 3 one
Bedroom Flats.
Land at 115 - 117 Sea Road, East Preston.

I wish to strongly OBJECT to the above planning application.

My objections to this application are made on the following grounds:

1. The proposed building will immediately back on to my garage/workshop and will block out the window giving light - see enclosed photograph.
2. The developer's plans showing existing elevations seems to have omitted Parade Mansions completely, which is where I live.
3. The two/three story block by reason of its size, mass and height would be excessively large and bulky and represents an over development of the site that would be out of keeping with the wider locality.
4. The development being a 2-3 story construction would present an over dominate appearance and would be un-neighbourly to the surrounding properties by reason of direct overlooking and loss of privacy.
5. The proposal to erect 9 apartments would constitute an undesirable intensification of residential development at a density, which would be out of keeping and incompatible with existing development in the locality.
6. The proposal equates to an excessive density of 100 dwellings per hectare, which is double the government's upper guidelines of 50 dwellings per hectare and OVER THREE times the lower guidelines of 30. This is excessive density therefore represents a significant over - development of the site.
7. The proposals are therefore clearly in breach of the Government's Planning Policy Guidance 3 (PPG), which recommends development between 30 and 50 dwellings per hectare. Paragraph 58 also states that local authorities are unlikely to increase densities and that greater intensity would only be acceptable at places with good public transport corridors in cities, towns and

urban areas. East Preston is a rural seaside village NOT a city or urban area and there is NO public transport servicing this part of the village -- the nearest bus service is nearly half a mile away.

8. The proposed development would result in the loss of one retail shop and one dwelling, which would be prejudicial to the viability of this shopping area. I understand that Arun District Council has refused previous applications for change of use from retail shops on the basis that they were contrary to local policies.
9. The footprint of the proposed building extends to almost all of the boundaries and subsequently provides virtually no amenity area resulting in cramped and overbearing appearance.

The proposed development does not respect and enhance local character and indeed would be seriously harmful to the character and appearance of this part of the village.

If this development was permitted it could be used as a precedent for multi-story development and lead to similar proposals in the locality and the character of the wide area could be seriously jeopardized.

I strongly urge you to REFUSE this application.

Yours sincerely

A large black rectangular redaction box covering the signature area. A thin, curved line extends from the right side of the box.

Mr R.C Leggett





