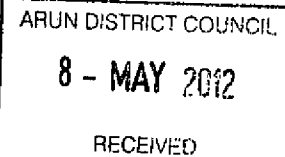


Assistant Director For Planning Services,
And Planning
Arun District Council
The Arun Civic Centre
Littlehampton
W Sussex BN17 5LF

ACK



1 Willowhayne Court
Willowhayne Crescent
East Preston
Littlehampton
W Sussex
BN16 1PJ

pe.

04 05 2012

Planning Application Ref- EP / 40 / 12

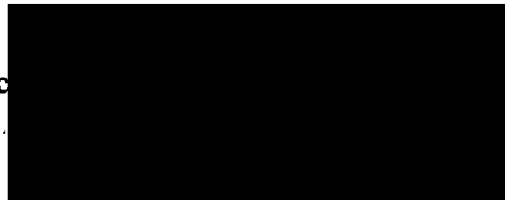
Dear Sir,

As the owner of a Flat in an existing block, adjoining the proposed development
I wish to object to the planning application above on the following grounds

- 1 The 3 story block, by reason of its size and height, would be excessively large and represent an over development of the site, and would be out of keeping.
- 2 The development would present an over dominate appearance, would give direct overlooking, a loss of privacy, and blocking out the afternoon sun
- 3 If this development was permitted, it could be used as a precedent for multistory development and lead to similar proposals in the locality, and the character of the area would be jeopardized

I strongly urge you to refuse this application

Yours sincerely



I HAMBERG

THOMAS BROWN
10 COASTGUARD COTTAGES
SOUTH STRAND
EAST PRESTON
WEST SUSSEX
BN161PA

Your Ref: 000012948
Our Ref: EP/40/12/
Please ask for:
Mr P Cleveland

16th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 15th May 2012 which has been recorded as **an objection** with the comments as follows:

Hi, ☐

I strongly object to this planning application which is in a plot directly behind my house for the following reasons: ☐

- 1. the area is already far to built up* ☐
- 2. the noise pollution for the extended period probably a year plus in building on this plot* ☐
- 3. the dirt and dust will cover my property espesically in my back yard were my children play.* ☐
- 4. the building will reduce the light coming to my property.* ☐
- 5. the finished complex will increase the traffic in the area were it is already very busy and the roads are lined with cars.* ☐
- 6. residents of the property will be able to see directly into my back yard and rear of my property reducing my privacy.* ☐
- 7. do we really need another set of flats in this part of the village ? they just finished off a huge complex by the green and there are plenty of houses/flats for sale. Otherwise how would the village (which is not very big) be able to sustain three estate agents.* ☐
- 8. this development will bring down the value of my property.* ☐

I really do hope that this gets rejected. ☐

Kind Regards ☐

Tom Brown

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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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

Karl Roberts
Assistant Director Planning Services & Housing Strategy

DLC

ARUN DISTRICT COUNCIL

15 MAY 2012

RECEIVED

Mrs Z. Deiches
Corner Cottage
125 Sea Road
East Preston
BN16 1NX

ACK

11th May 2012

Ref: Planning Application EP/40/12.

Dear Sirs,

I am writing to object to the planning application EP/40/12.

Four generations of my family have lived and vacationed at 125 Sea Road since the 1930s.

Even though progress brings with it the construction of new houses and businesses, these have mainly been of a reasonable height and a degree of privacy has been retained by neighbouring properties and residents.

Now that planning laws are more stringent, an effort should be made for attractive unimposing design. A perfect example of this are the new cottages built by the green.

The proposed construction will cause problems for the following reasons:

Imposing Structure / Loss of Privacy

The proposed development is not an extension / replacement within a reasonable extension of dimensions in height or width of the existing structure although I appreciate that the resubmitted plans have reduced in height.

The building is not at all in keeping with the buildings in the surrounding area.

A series of Georgian cottages are the most attractive and some of the oldest remaining structures.

The bold imposing design of this proposed development is to be expected in a dense urban area on a brown site not in a village which has grown in size but has retained a village atmosphere.

The structure may seem discreet and in keeping with the existing block of flats immediately to the left of Sea Road at street level, but not to neighbouring properties.

The proposed development would be an imposing structure which can not be masked with trees.

Air and Noise Pollution

The destruction of existing buildings will create significant noise. The dust will release unknown elements into the air resulting in windows in warmer weather being forced closed and dust seeping into surrounding buildings regardless and gardens.

Long term noise and inconvenience of building an imposing structure. Access and noise pollution from trucks delivering and unloading materials will create a loss of privacy disproportionate to replacing existing structure like for like.

This will be heightened by the opening and closing of car doors, parking noise and the switching on of engines.

Noise and disturbance resulting from use – open windows in spring / summer.

Loss of privacy

The construction of this structure will last several months and will create a daily disturbance and loss of privacy.

It will damage the tranquillity of the surrounding properties and cause unnecessary stress to residents.

Overlooking / Loss of privacy into surrounding houses and gardens.

My garden is currently secluded and this structure will pose a dramatic and particularly intimidating backdrop.

The height / width of the resubmitted proposed building features an unreasonable number of windows which will overlook neighbouring houses and gardens. This will strip neighbours of any privacy and be intimidating.

There will be an additional visual disturbance with lit windows at night.

The proposed outside space will create a large social area which will overlook the neighbouring area and create unreasonable disturbance as all flats will have access.

The height and width of the resubmitted proposed flats are so close to existing properties they will still block the light, creating a shadowing effect.

Road Access / Parking Issues

Road access and parking issues when 9 flats are populated.

Road access / parking issues from residents and visitors when spaces are already at a premium.

Health & Safety

9 x Flats will create 9 x the fire risk. I question existing access for emergency services. Parking from residents and visitors may also block access to the existing properties which use that access route.

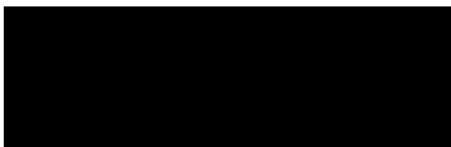
In addition, such an imposing structure will overpopulate the immediate area and, as a result, devalue neighbouring properties.

The proposed structure will not benefit or improve the area in any way.

Lastly, we have been told that the landowner / developer intends to buy surrounding properties in time with a view to knocking them down and replacing them with similar large block of flats.

I urge you to consider the stress that this application is causing and the damage that would be made to the immediate area.

Sincerely,

A large black rectangular box redacting the signature of Mrs Z. Deiches.

Mrs Z. Deiches

MR T BROWN
10 COASTGUARD COTTAGES
SOUTH STRAND
EAST PRESTON
WEST SUSSEX
BN161PA

Your Ref: 000013801

Our Ref: EP/40/12/

20-04-2012

Please ask for:

Mr P Cleveland

28th September 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 27th September 2012 which has been recorded as **an objection** with the comments as follows:

I am again writing to object to this development for the third time. The development is not wanted by the local community it is another step to destroy the village/community feel of the area by cramming it full of more housing for the profits of property developers who have no cares about the after effects of their work once the building has been done and they move onto the next project. ☐

☐

Other reasons for my objection are as follows:☐

☐

1. lose of light into the back of my house☐

2. dust from the building work over my property and back garden, which will affect my family and there enjoyment of the houses outdoor area☐

3. noise pollution from the building work ☐

4. increased congestion and noise from the residents occupying the new buidling which will make parking even more difficult, more cars on the road and hence increase air pollutuion as well☐

5. reduction of privacy due to the new residents over looking our property☐

6. Additional waste and rubbish in the area from the new residents.☐

☐

These are just a few of the reasons I have already stated in my previous two objections and I dont feel the need to go over them again. This has been going on for way too long, please just reject the building development in full so we can continue to enjoy the area without the worry of further development work taking place.☐

☐

Regards☐

☐

Tom Brown

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

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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

Karl Roberts
Assistant Director Planning & Economic Regeneration

John Farndell
4 Willowhayne Cottages
Willowhayne Crescent
East Preston
BN16 1PJ

Your Ref: 000012936
Our Ref: EP/40/12/
Please ask for:
Mr P Cleveland

14th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 12th May 2012 which has been recorded as an **objection** with the comments as follows:

The same comments apply to this revised planning application as the original, EP/16/11. ☐

☐ *Although this has been reduced to 9 apartments I feel very strongly that it is an undesirable in-fill and would still over dominate the surrounding buildings.* ☐

☐ *The proposed development would be out of keeping with surrounding area.* ☐

☐ *Development would be a total over development for that site.* ☐

☐ *Plans indicate a very utilitarian building which is out of character with old/new buildings in that area.* ☐

☐ *Previous plans on the site of 1-4 Willowhayne Cottages were rejected on the grounds of height/high density grounds.* ☐

☐ *If approval is granted it would set a precedent for future high density developments in inappropriate areas of the village with no regards for existing householders/traders.* ☐

☐ *My wife and I feel very strongly that this application or any revises should be REFUSED* ☐

☐ *John and Carol Farndell*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

David Sawers
10 Seaview Avenue
East Preston
BN16 1PP

Your Ref: 000012933

Our Ref: EP/40/12/

Please ask for:

Mr P Cleveland

BN16 1PP

11th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 10th May 2012 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. The Society considers that this application should be refused for the following reasons: □

1. *The design of the proposed building is poor. The design of the facade and the choice of materials have no perceptible rationale. The application therefore conflicts with Policy GEN7 of the Local Plan and with the Planning Policy Framework. The PPF states that planning permission should be refused for buildings of poor design.* □
 2. *The design is inappropriate for its location. The design has nothing in common with the adjoining Parade Mansions and 119 and 121 Sea Road, and the materials proposed would not harmonise with those of adjoining buildings. The application therefore conflicts with Policy GEN7, the Planning Policy Framework and the East Preston Village Design Statement. The PPF states that development should respond to local character and history and reflect the identity of local surroundings and materials. The VDS states that new buildings should be compatible with but not necessarily similar to existing buildings in a road; and that their materials should harmonise in colour and texture with those in existing buildings.* □
 3. *The proposed building would harm the setting of heritage assets. It would be about 25 metres north of Coastguard Cottages, Buildings of Character, and higher than these cottages; and would immediately adjoin 121 Sea Road, part of the coastguard complex, having been the residence of the officer commanding the unit. (It was not included among the Buildings of Character by an oversight). The development would therefore conflict with the PPF and the VDS. The PPF requires developers to state the effect of their proposal on heritage assets; this statement has not been provided. The VDS also states that Parade Mansions, immediately north of the proposed building, is an area of special sensitivity that deserves protection.* □
 4. *The development would harm the interests of neighbours, because it overlooks 121 Sea Road, and therefore conflicts with Policy GEN7. The proposed measures to reduce overlooking, such as obscured glass and angled windows, could not be preserved if residents wished to alter them. They would therefore be ineffective.* □
 5. *The parking provision, one place per flat, is inadequate. The applicant states that the availability of a car park nearby makes the provision of parking for visitors unnecessary. However, this car park and kerbside spaces are normally fully occupied during the day; there is no space for extra vehicles. Parking spaces for visitors are therefore needed.* □
- For these reasons, planning permission should be refused.* □

□

David Sawers □
Chairman, East Preston and Kingston Preservation Society

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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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

Karl Roberts
Assistant Director Planning Services & Housing Strategy

d short
23 seaview ave
e preston
bn161pr

Your Ref: 000012934
Our Ref: EP/40/12/
Please ask for:
Mr P Cleveland

11th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 10th May 2012 which has been recorded as **an objection** with the comments as follows:

i strongly object to this development, due to the fact that it is a vast over development of this site. ☐

☐
east preston does not need another block of flats. ☐

☐
once again this is a case of maximum development = maximum profit for the developer with no consideration of the actual housing needs for the village!! ☐

☐
this development does not fit with the village design statement.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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MR & MRS D BEADELL
32 NORMANDY LANE
EAST PRESTON
WEST SUSSEX
BN16 1LY

Your Ref: 000012932
Our Ref: EP/40/12/
Please ask for:
Mr P Cleveland

10th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 9th May 2012 which has been recorded as **an objection** with the comments as follows:

the proposed development is totally out of keeping with the existing street scene. It is an over development of the site and the issue of safety with traffic entering and leaving the development is horrendous. It appears to be unneighbourly regards the properties in South Strand.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Mr G Lewis
Downside
Somerset Road
East Preston
Littlehampton
BN16 1BZ

Your Ref: 000012912
Our Ref: EP/40/12/1
Please ask for:
Mr P Cleveland

9th May 2012

ACK

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 9th May 2012 which has been recorded as **an objection** with the comments as follows:

The design of the proposed development does not relate effectively to the immediate surrounding area. The proposed design does not align with the distinctive Parade Mansions next door (for example, the positioning of windows). Although Parade Mansions is itself a tall building for this immediate location, it dates from the early 20th century and its idiosyncratic style is part of the history of this area of East Preston. The proposed development degrades the impact of the existing building. □

□
More importantly, the view of the proposed development from the south will significantly damage the setting of Coastguard Cottages, which date from about 1822. These cottages form part of East Preston's heritage. Therefore the National Planning Policy Framework's positive strategy in favour of preserving the setting of heritage assets should be adhered to, and the application in its present form should be refused. □

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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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

Mr P Real
25 The Ridings
East Preston
Willowhayne Estate
East Preston
BN16 2TW

Your Ref: 000012905
Our Ref: EP/40/12/
Please ask for:
Mr P Cleveland

8th May 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 7th May 2012 which has been recorded as **support** with the comments as follows:

This looks like a good plan to me. I think small businesses should be able to sell up if they want to to free up space for the needed housing.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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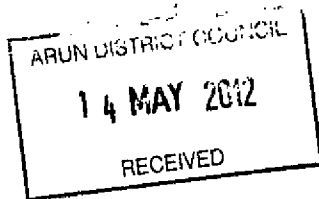
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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

PJC

MRS MOIRA DONALD
"CHEZ MOI"
7 PALM COURT COTTAGES
EAST PRESTON
WEST SUSSEX BN16 1NZ
01903 850866



11.5.12

TO: ARUN DISTRICT COUNCIL
LITTLE HAMPTON

ACK

DEAR SIRs.

PLANNING APPLICATION
EP/40/2

I WISH TO REGISTER MY STRONG OBJECTION
TO THE ABOVE APPLICATION ON THE FOLLOWING
'GROUNDS,

THAT PART OF SEA ROAD AND THE OPPOSITE
SIDE HAVE MANAGED TO REMAIN "VILLAGY".

PEOPLE WHO LIVE IN THIS AREA - AND

MANY WHO DON'T - WANT THE VILLAGE
AMBIENCE TO REMAIN. TO BUILD 9 FLATS

WOULD BE AN ABOMINATION - AND DOUBLY SO
BECAUSE OF THE DEVASTATING EFFECT WHICH
WOULD BE CAUSED TO THE BEAUTIFUL GARDEN
OF THE BUT TWO COTTAGES WHICH WILL BE

OVERLOOKED. 125 SEA ROAD AND 121 SEA ROAD

PLEASE LET US KEEP OUR VILLAGE INTACT WITHOUT
ANY MORE BLOTS ON THE LANDSCAPE.

P.T.O

YOURS FAITHFULLY,

Moira Donald

THE THOUGHT OF THE POSSIBLE

51.2.11

TRAFFIC MOVING IN AND OUT

ON TO THE VERY BUSY SEA ROAD

IS ANOTHER VERY STRONG REASON

FOR SAYING NO TO THIS DEVELOPMENT

CONSIDERING THE SITUATION

AS OUT TO

THESE ARE POINTS FOR CONSIDERATION

1. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

2. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

3. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

4. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

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9. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

10. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

11. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

12. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

13. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

14. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

15. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA

16. THE PROPOSED DEVELOPMENT IS IN A SENSITIVE AREA



4 Widowhayne Court
Widowhayne Crescent
East Preston

BN16 1PJ

7-5-12.

ACK

Dear Sir,

Planning Application Ref:- EP/40/12

As owner of a flat in an existing block, adjoining the proposed development I wish to OBJECT to the planning application on the following grounds:

- 1/ The 3 story block, by reason of its size and height, would be excessively large and represent an over development of the site and would be out of keeping
- 2/ The development would present an over dominate appearance and would give direct overlooking, a loss of privacy and would block out the afternoon sun.
- 3/ If this development was permitted it could be used as a precedent for multistory development and lead to

2/
similar proposals in the locality, and
the character of the area would be
jeopardized

I strongly urge you to refuse
this application

Yours faithfully

[Redacted Signature]

(Mrs)

PXC



MS P GREGORY
4 KENHURST
EAST PRESTON
LITTLEHAMPTON
WEST SUSSEX
BN16 1LL

16.5.2012.

Planning Service Dept.
Arun URDC
Civic Centre, Mathurus Road.
Littlehampton.

ARUN DISTRICT COUNCIL

18 MAY 2012

RECEIVED

ACK

Dear Dis. re ET/40/12.

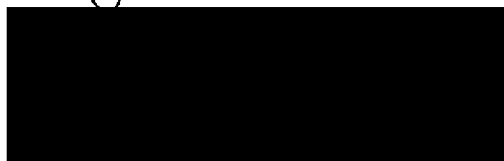
I have recently heard that the plans for the development of high rise flats with 100 terrace gardens above the stationery shop at the bottom end of Sea Road in East Preston has once more come into discussion, creating more unrest & anxiety for the folk in Coastguard cottages & my old home Boatman's Cottage.

It was very upsetting when the flats which replaced the old hotel next to the cottages were built & there was a great deal to do with the closeness & the height of these & the subsequent pressure on the roads & gardens close by.

[Handwritten signature]

I do hope that more discussions
will take place & that the plans will not
prove acceptable. Such a pretty one
& much loved by the community.

Yours sincerely



MRS MOIRA DONALD
"CHEZ MOI"
7 PALM COURT COTTAGES
EAST PRESTON
WEST SUSSEX BN16 1NZ
01903 850866

1
MC
13 OCT 2012

TO: ARUN DISTRICT COUNCIL

RE: EP/40/12

SITE 115-117 SEA ROAD, EAST PRESTON

DEAR SIRS,

I WRITE ONCE AGAIN TO OBJECT STRONGLY ABOUT
THIS PROPOSED DEVELOPMENT

FROM AN AESTHETIC POINT OF VIEW, MODERN
FLATS IN THIS LOCATION ^{WILL} MOST CERTAINLY
NOT 'GO' WITH THE LOVELY COTTAGES
IN COASTGUARD COTTAGES IN SOUTH STRAND
AND ALSO FROM THE VERY ATTRACTIVE
STYLE OF THE PARADE ON SEA ROAD.

AND THE TWO OLD COTTAGES TO THE
SOUTH OF THE PROPOSED DEVELOPMENT.

THESE 9 FLATS COULD GENERATE

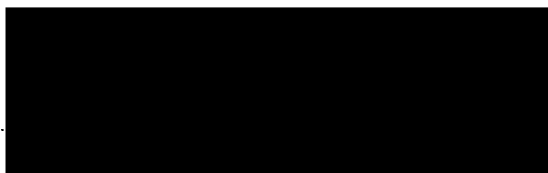
18 CARS. I DON'T IMAGINE THE
DEVELOPERS WILL BE PROVIDING 18 PARKING
SPACES. THE RESULTANT TRAFFIC ONTO
THIS INCREDIBLY ^{BUSY} PART OF SEA ROAD DOESN'T
NEED THINKING ABOUT. NOT TO MENTION
THE OVERSPILL PARKING WHICH IS BOUND
TO HAPPEN BY FLAT RESIDENTS & THEIR VISITORS

(2)

I HEAR THAT THIS DEVELOPER HAS HIS EYE ON
OTHER PARTS OF THE SOUTH END OF THE VILLAGE.

I HOPE & PRAY THAT HE CAN BE STOPPED NOW
BEFORE OUR VILLAGE IS RUINED.

YOURS FAITHFULLY



T Bellamy
Chance Cottage
South Strand
East Preston
Chance Cottage
BN16 1PN

Your Ref: 000013844
Our Ref: EP/40/12/ 20-04-2012
Please ask for:
Mr P Cleveland

10th October 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings
115-117 Sea Road East Preston

Thank you for your internet representation made on 9th October 2012 which has been recorded as **an objection** with the comments as follows:

This application should be rejected on the grounds that it will be overbearing and will overlook existing properties. There is also a problem in that the amount of allocated parking spaces are insufficient which would add to the already congested nature of this part of East Preston. The business that exists at present provides a useful service to the local community.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration

Anni Stevens
1 The Lawns
South Strand
East Preston
W Sussex
BN161PW

Your Ref: 000013854
Our Ref: EP/40/12/ 20-04-2012
Please ask for:
Mr P Cleveland

10th October 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings
115-117 Sea Road East Preston

Thank you for your internet representation made on 9th October 2012 which has been recorded as **an objection** with the comments as follows:

I'm writing to object to this application. I feel that this development of flats would be completely out of character with this part of East Preston. It would overlook the Coast Guard Cottages in South Strand and would add many more cars to this already congested part of Sea Road. The estate to the left of this proposed development is a private one and no parking is allowed on the roads there. This part of East Preston village is unique and to add flats there is I feel really inappropriate.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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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.

PXC

Richard Akhurst

95 Sea Road,
East Preston,
West Sussex BN16 1LN.

Tel : 01903 773676
Fax: 01903 779049

Email: richard.akhurst@btinternet.com

14 May 2012

Our Ref: 115-117SR planning

The Planning Officer,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex, BN17 5LF



ACK

Dear Sirs

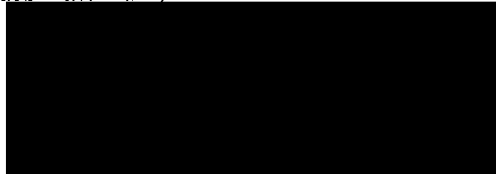
Planning Application EP/40/12
115-117 Sea Road East Preston.

I wish to object to the proposed development on the following grounds:-

- (1) The loss of amenity with the removal of one shop and one commercial premises. The parish cannot afford the loss of further shopping and commercial usage in this area. There is need of further shops in the area after the recent loss to development of the three shop premises in Willowhayne Crescent.
- (2) The existing premises at the rear of the shop is a single story building situated at a distance of approximately 2M from the boundary. The adjoining development at Willowhayne Court is at an approximate distance of 3M from the boundary. The proposal now put forward is to build right up to the boundary with no gap between. It will be seen as too close proximity to the adjoining property.
- (3) The existing rear premises is single storey with a double pitched roof. The proposed rear extension would exceed this height even with the flat roof and at the rear be of greater height at two stories plus a pitched roof. Being closer to the boundary this would be of detriment to the neighbours at the north of the site.
- (4) The pitched roof has an external door from the first floor hallway. This area could be used as a Terrace and therefore would be intrusive and a nuisance to neighbouring properties
- (5) The front elevation as proposed is unsympathetic to the adjoining shop/flat premises. The window heights are at different levels and the style of building would be intrusive in comparison with adjoining buildings. The existing elevations although differing in style are sympathetic with adjoining elevations and the proposed would be out of line with the present street scene.

- (6) The overall scheme is an overdevelopment of the site. A better scheme would see the retention of the shop and the development of only six flats. That is four on the front elevation above the shop and two at single storey at the rear.
- (7) The side wall of the boundary on the South is a flint wall built in the 19th century. Although somewhat in bad repair it is part of the heritage of the area. Flints were used extensively in this part of the coast and need to be preserved. The new side wall of the entrance passageway appears to be build in front of the wall. It would be better to have a steel frame retaining this feature
- (8) The garages at the rear are used by locals for the storage of surfing equipment and the loss of this storage facility would be a deterrent to the locals.

Yours Faithfully



Richard Akhurst F.R.I.C.S.
Chartered Surveyor.

Mrs Gay Forster and Daniel For
92 Sea Road
East Preston
Littlehampton
West Sussex
BN161NP

ACK

Your Ref: 000013235

Our Ref: EP/40/12/

20-04-2012

Please ask for:
Mr P Cleveland

17th July 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 16th July 2012 which has been recorded as **an objection** with the comments as follows:

We own 119 Sea Road, next door to proposed application for 9 flats, we run a very successful business at these premises and any building works or alterations in the immediate vicinity would seriously affect our business and we consider the site and access etc totally unsuitable for any building works of this nature.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration

ALC
ARUN DISTRICT COUNCIL

22 MAY 2012

RECEIVED

156 Sea Road
East Preston
West Sussex

ACK

Dear Sir

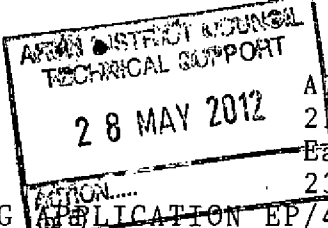
RE. EP/40/12 115/117 Sea Road

I strongly disagree with the planning application to demolish 115/117 Sea Road and building nine flats in its place.

East Preston is becoming over developed and it is spoiling a unique area.

Yours sincerely


Arun Planning
Civic Building
Littlehampton



Albert Hill
21 Hillview Crescent
East Preston, BN16 1RG
23 May 2012

Dear Sirs

PLANNING APPLICATION EP/40/12
115/117 SEA ROAD EAST PRESTON
PARKING PROBLEMS - OUT OF KEEPING WITH
EXISTING BUILDINGS - DANGEROUS PRECEDENT

PLC

I object to the knocking down of the shop etc presently at 115/117 Sea Road, in order to build flats!!

PARKING. Parking is already extremely bad. The Houses recently built that back onto the Village Green with lamentable parking facilities has made vehicle parking even worse. Yet more pokey flats will EXACERBATE this already bad problem!!

OUT OF KEEPING. Erecting nine pokey flats on this site will be totally out of keeping with adjacent buildings. And as there is little or no employment available in the village, it will increase traffic in Sea Road and North Lane. It is already very difficult, and at times even dangerous for pedestrians crossing North Lane near Lashmar School.

DANGEROUS PRECEDENT. We already have perfectly good homes demolished in order for developers to make large profits by building flats. If permission is granted for this flawed scheme to demolish a perfectly good shop etc in order to build yet more flats in the village, I fear it will set a dangerous precedent. I have recently noticed that the current owners of The Village Stores have put the shop up for annual rent, and as it is sited right at the centre of the village, I fear similar proposals will be made by yet another greedy developer!!!

I sincerely trust the Planning Committee will reject this flawed proposal.

Yours faithfully

Albert Hill

PXC



St. Briac
South Strand
East Preston
West Sussex
BN16 1NY

20th May 2012

Arun District Council
Planning Application Department
Arun Civic Centre
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Dear Sir,

Planning Application No. EP/40/12

I am writing to object to the above planning application.

Firstly I do not feel that there is any need for any more flats at this end of the village. The so called village is turning more into a town with the developments that have occurred over the last couple of years. Soon there may not be the infrastructure to cope with it all.

Secondly the development will be taking businesses and jobs away from the area. The stationers being the main concern but there are also the small workshops operating from the buildings at the rear.

Thirdly and a really important one is that the proposed entrance/exit for cars would be quite dangerous for pedestrians. Obviously more flats would bring more cars into the area which means more unnecessary traffic.

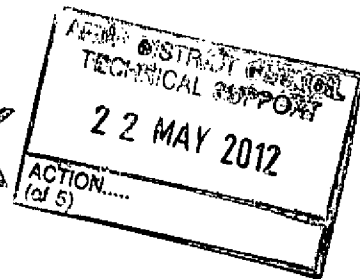
Yours faithfully,

Mrs. J.A. Grice

PXC

Mr. Peter Cleveland,
Planning Dept.,
Arun District Council,
Then Arun Civic Centre Planning Dept.,
Littlehampton.
West Sussex. BN17 5LF.

ACK



22nd May 2012

Dear Mr. Cleveland,

Ref: Application EP/40/12 - 115-117 Sea Road, Angmering-on-Sea, East Preston, West Sussex, which I understand Arun District suggested they re-submit, after withdrawing their original Plan for 12 Flats (following huge rejection by the local residents) last year.

- 1) Following our conversation yesterday morning, regarding the request to build 9 Flats/Apartments on the land adjoining /Willowhayne Court East. Preston, we wish to document the following objections to this plan.
- 2) As discussed my husband and I wish to strongly object to this request for planning permission, as this building would be totally unacceptable, bearing in mind that we purchased this property as it had an open aspect to the rear and was not overlooked, offering complete privacy, together with peace and quiet, which has been the case for the past 28+ years
- 3) We consider that the proposed complex would represent a complete over development of a nice residential area, especially in the proposed position.
- 4) As I mentioned in my letter of 25th March 2011 in regard to the previous planning application by Oakhurst Development on this site - A few years ago the residents of Willowhayne Court requested to purchase the existing garages at the rear of this site, so that each Flat in Willowhayne Court would have it's own garage, adjoining our properties, but we were refused. Obviously the owners of Oakland Developments had decided he wanted to make as much money as possible from the Sale of this land, and had no interest whatsoever in anyone else's well being, least of all local residents.
- 5) We do not consider this a suitable site for this particular development due to the fact the local community needs properties such as small bungalows with small gardens for the elderly folk in the area, as opposed to more Flats, which are not in keeping with the community, and will completely overwhelm other properties including our own and also devalue them considerably, for which we would hold Arun District Council solely responsible and accountable for, should this application be approved.
- 6) We object to the fact that this proposed application is not for the wellbeing of the community and would probably only attract outsiders for financial gains, who are

not part of our community and like the owners of the land would have little or no interest in the views of the local people within Angmering-on-Sea/East Preston.

- 7) When considering this application we urge you to give some serious consideration to views of the residents of Angmering-on-Sea, who are the Rate Payers who should have some say in what is acceptable in the midst of their village.
- 8) Furthermore, we would also like to document that it is evident that there are a number of Flats still unsold in East Preston, which were in fact built several years ago now, and should prove the point that more Flats /Apartments are not required in Angmering-on-Sea, East Preston.
- 9) My husband & I strongly urge you to refuse this application, for the reasons above and for the peace of mind of the entire community and all concerned at Angmering-on-Sea.

Yours sincerely,


Diane & Christopher Keat
Flat 5,
Willowhayne Court,
Willowhayne Crescent,
East Preston.
West Sussex.
BN16 1PJ.



Our Ref: GTP/SH/007/01

4th April 2011

Mrs A Gardner
Case Officer
Planning Services
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Dear Mrs Gardner

**PLANNING OBJECTION – 115-117 SEA ROAD, EAST PRESTON, BH16 1NX
(Ref EP/16/11)**

I write on behalf of Mr & Mrs Sainsbury, who reside at 121 Sea Road, to lodge a strong objection to the proposals by Oakhurst Developments Ltd *"to construct 12 flats with associated parking and amenity space, following the demolition of the existing buildings"*.

In accordance with the Town and Country Planning Act (1991), as amended by the Planning and Compensation Act (2004), decisions regarding development must be taken in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan with respect to this application comprises the South East Plan and saved policies of the Adopted Arun District Local Plan (2003), although it is considered that the principal policies of relevance are within the Local Plan.

Material considerations at the national level comprise guidance in PPS1, PPS3, PPS4 and PPS5. At the local level, Supplementary Planning Documents (SPD) Areas of Special Character – Description Review (2005) and Local Buildings or Structures of Character (2005) and the East Preston Village Design Statement (VDS) are considered material.

Principle of Development

Policy Position

PPS1 seeks sustainable forms of development and PPS3 seeks to increase the supply of housing, where this is well designed and appropriately located, both seeking the re-use of land in urban areas over green field land. However, in a budget policy announcement by the Chancellor, it has been set out that the brownfield target of 60% is to be removed and that this intention constitutes a material planning consideration.

PPS4 deals with shops, services and economic development, with policy EC13 setting out that when considering applications affecting shops, leisure uses or services in villages, local authorities should take into account the importance of the facility to the local community or the economic base.

Saved Local Plan Policy DEV30 seeks to protect retail uses outside Primary Shopping Areas, unless evidence is submitted to demonstrate they are no longer viable.

Assessment of Policy against Proposals

The site is located within the built up area as defined in the Local Plan, within the village of East Preston. It sits within the southern parade of shops, whose fortune has only relatively recently improved through the establishment of a number of businesses and services within the frontage.

The front unit is occupied by Arun Business Service, who has been established in this location for 30 years. It is understood there is an empty flat above. The application form states that this unit is in retail use (use class A1), in which case they have failed to justify its loss as required by Policy DEV30. Arun Business Services are understood to provide a mix of business to business and retail services, and therefore its use is more likely to be either a mixed A1/A2 use or A2.

To the rear of Arun Business Services are the offices for a steel structure company (use class B1) and eight lock up garages currently in active use for a mixture of storage purposes (use class B8). The site is therefore well utilised and no evidence has been submitted to suggest it is not economically viable.

It is accepted that the location is acceptable in principle for residential use, albeit that the loss of the services and business space has not been justified explicitly and needs to be taken into account in accordance with PPS4. Notwithstanding this, there are considered to be significant policy and other material considerations which weigh heavily against the proposal.

Impact on the Adjacent Area of Special Character and Buildings of Character

Policy Position

PPS5 deals with protection of heritage assets and also applies to those parts of the historic environment which are not statutorily designated but which are of heritage value and therefore constitute material planning considerations (such as buildings on the local list). Policy HE7 of PPS5 requires Local Planning Authorities (LPAs) to assess the impact of development on all heritage assets, including information submitted as part of the application, any historic information and the outcome of consultation with interested parties.

The Coastguard Cottages are included on the Council's Local List as buildings of character and given protection through Local Plan Policy GEN22. This policy sets out that:

"Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted". (My underlining)

Guidance within the SPD on Local Buildings or Structures sets out that the Coastguard Cottages have been added to the Local List as they deserve protection in their own right as they are:

- Buildings which are extremely good examples of traditional or established style, or unusual type;
- Buildings which contribute towards local townscape or have important historical associations;
- Buildings which are largely in tact and not affected by later extensions or alterations;
- Buildings which make a positive contribution to their surroundings or streetscene.

The proposed development also abuts the Seafield Road, Sea Road (Part), Palm Cottages, South Strand (Part) East Preston Area of Special Character (ASC), afforded special protection through Local Plan Policy Area 1, which seeks to guard the special character and importance of this area.

The SPD on Areas of Special Character, further sets out that 1-8 Coastguard Cottages, which are also on the Council's Local List (see below), "*contribute significantly to the area*" and are of "*historic importance to East Preston*", having been built in circa 1820 to house custom officers and their families in the bid to combat smuggling. They are described as being of simple design, rendered with slate roofs with attractive lead covered porches.

The setting of the Coastguard Cottages is therefore afforded protection by local plan policies, and specifically by Policy GEN22, which sets out that development will not be permitted where there is an impact on the setting of these buildings. It is contended that the Coastguard Cottages are also fundamental to the character of the ASC itself, and intrinsically linked to it, and therefore development which affects the setting of the ASC should also be prevented.

Assessment of Proposals against Policy

It is without doubt that the setting of the Coastguard Cottages and the ASC would be adversely affected by the proposal. Design is dealt with in more detail below, but of note with respect to the Local Listing and ASC is that whilst the Coastguard Cottages are domestic in scale, and of a traditional and simple design, the proposed building has an institutional, modern appearance. Whilst contemporary buildings can be designed to blend in with more traditional buildings, this proposal fails to respond to the cottages and other local features and, importantly, fails to respect the setting of the cottages.

Currently, the more dominant rear elevations of Parade Mansions are set back from the Coastguard Cottages, affording the cottages space to 'breathe' within the streetscene. The proposal would impinge upon this space significantly and would dominate the broader setting of the cottages. Furthermore, when approaching the junction between Sea Road and Sea View Lane, looking north, the domestic scale of the cottages would be dwarfed by the southern elevation of the proposed 3/4 storey building that would be clearly visible behind it. The proposal therefore conflicts with Local Plan Policy GEN22 and government guidance set out in PPS5.

The proposed building would also occupy a gateway site to the ASC at the point where Sea Road becomes a more informal coastal lane. The SPD on Areas of Special Character explains that Sea Road becomes a narrow coastal lane with no formal road markings or pavements and, combined with the presence of hedges and small trees, this produces an informal character. The scale and form of the building in no way responds to this context and would place an institutional form of development at the gateway to an area valued for its historic buildings and its rustic features. It is therefore considered that the proposal fails to conform to the spirit of Local Plan Policy AREA1, as elucidated by SPD, which seeks to protect areas of special character from inappropriate development.

It is also important to note that the application in no way seeks to demonstrate how it responds to the setting of the ASC or cottages within it, and therefore it is assumed that this has not been factored into the design. In the very least the applicant has failed to provide sufficient information to assist the LPA in undertaking its duties with respect to policy HE7 of PPS5.

Broader Design Issues

Policy Position

Government guidance in both PPS1 and PPS3 place good design at the heart of the planning process and sustainable development.

PPS1 seeks the provision of sustainable development through a number of measures, one of which is making the more efficient use of land. However, in doing so it recognises the quality of the natural and built environment should not be compromised. Paragraph 5 of PPS1 explains that planning should promote sustainable forms of development by, inter alia, ensuring that development protects and enhances the natural and historic environment and the quality of existing communities.

Paragraph 13(iv) of PPS1 sets out that design which fails to take opportunities for improving the character of an area should not be accepted. Paragraph 17 explains that a high level of protection should be given to the most valued townscapes. Paragraph 38 explains that Local Authorities should guide scale, density, massing, height, landscape, layout and access. It also sets out that it is proper to seek to reinforce local distinctiveness, particularly where this is supported by clear policies and supplementary guidance.

PPS3 further emphasises the importance of good design with respect to housing development and paragraph 12 explains that it is fundamental to creating high quality housing and sustainable communities. It also goes further by stating at paragraph 13, that design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of the area should not be accepted.

One of the design considerations set out at paragraph 16 of PPS3 is whether the development is integrated with and complements neighbouring buildings and the local area in terms of scale, density, layout and access. In deciding what is an appropriate density, Paragraph 46 sets out a number of considerations, including the characteristics of the area.

At the local level, Saved Policy GEN7 of the Local Plan sets out that planning permission will only be granted for schemes displaying high quality design and layout. It requires development to respond positively to identified characteristics and resources of the site and area and to respect and enhance local distinctiveness. It also sets out the development should allow the safe movement of pedestrians and vehicles with priority given to pedestrians. It also requires development to achieve at least 30 dwellings per hectare, although it is material to this application that PPS3 has since been amended to remove this requirement. Policy GEN4 requires safe access for pedestrians and cyclists and Policy GEN17 requires the needs of disabled persons to be taken into account.

The East Preston VDS is also a material consideration having been adopted by the Council as such on 9th January 2008. This seeks to maintain the character of the village by seeking new development to harmonise with existing buildings (although they need not look the same) and use materials and that blend with existing buildings.

The development site lies within area 3 of the VDS, which constitutes the ancient village of East Preston, with mixed building styles. It seeks new buildings to respond to neighbouring development and be appropriate to the village setting. It singles out the southern shopping area (especially Parade Mansions) and the coastguard cottages, as being areas of special sensitivity that warrant protection. Also of note is that it identifies new 'rectangular' buildings as being particularly harmful to the village scene.

Assessment of Proposals against Policy

The proposal would result in a significant overdevelopment of the site and it is quite clear that it does not seek to respond to its immediate surroundings in terms of its size and design. Whilst the impact on neighbouring amenity is dealt with below, this section deals with design issues such as amount, scale, layout, appearance and landscaping, in tune with the requirements of Circular 01/06 (of note is that the applicant's statement does not seek to address these issues). The design aspect with respect to the ASC and the Coastguard Cottages has been dealt with above, although there is inevitably some overlap with this section.

Turning first to the **amount** of development, although not explicitly stated, the proposal is understood to be at a density of 171 dwellings per hectare. Density is only one indication of how much development can be accommodated on the site but it is considered that in this instance it is too high as it results in inappropriate form of development in design terms and impacts seriously upon residential amenity.

The **scale** of the development at 3 to 4 stories is entirely inappropriate given that it is immediately adjacent to the single storey 'sea berries' gift store at its frontage and the 2 storey dwelling of 121 Sea Road on its southern flank. The existing frontage building is 2 ½ storeys and acts as a visual stepping stone between the 4 storey parade mansions and the single storey development to the south. The proposed building would remove this transition, so that the new building would dominate its southern neighbours and appear outsized.

At its rear, the building also dominates 121 Sea Road and the Coastguard Cottages beyond, being significantly higher. The bulk and massing also fails to respect its more diminutive southern neighbours. The development also extends too far within its plot, dominating 121 Sea Road, and presenting itself as an imposing, broadly rectangular building.

The **layout** of the development does not provide safe access for pedestrians and cyclists who must share their access with cars seeking to enter and exit the site and

there is no provision for the needs of disabled persons and it is doubtful whether emergency vehicles could enter the site in the event of a fire. There is no setting provided for the building, being completely covered in built development or car parking. The flats are also largely single aspect, limiting sunlight and daylight for the intended occupants.

It would also appear that the access is unable to accommodate two way traffic and provides no refuge should oncoming traffic be encountered. This provides safety considerations for entering and exiting the site. Similarly, there is no turning space provided within the development itself.

The proposed building has an institutional **appearance** quite unlike any of the other buildings in the locality. Whilst it is accepted that the wider area contains a mix of different building styles, it is equally relevant that the buildings within the southern parade are of a coherent mock Tudor style of recognised sensitivity and warrant more sympathetic treatment. The building also sits within a village setting, on the edge of an area recognised for its historic and rustic features, where such an imposing building is unsuitable.

With respect to specific features, the 'saw tooth' gable treatment appears to jar with the more traditional parade mansions. The vehicular archway is treated in the most utilitarian of ways, appearing as a service archway rather than as a gateway to the development beyond. There is no active frontage to Sea Road, with access to the flats at the side of the development. The fenestration does not harmonise with the adjacent parade mansions and the external appearance of the stairwell looks strikingly similar to those found within institutional buildings, such as schools and hospitals. Overall, the building is considered to be detrimental to the visual qualities of the streetscene.

The **landscaping** requirements of the building are dealt with through the provision of a roof terrace, requiring a flat roof structure at the rear section of the building. Quite apart from the amenity considerations of such provision in this location (see below) neither the flat roof nor the roof terrace are features found within the local vernacular and are more commonly found within an urban/metropolitan setting. The sole justification for its inclusion would seem to be because it can not be accommodated at ground level.

PPS1 and PPS3 parted with the tradition that development had to just be 'good enough' to approve, not that this is considered the case in any event. Design is now expected to seek to take opportunities to improve the character and quality of the environment by responding sensitively to its context. The development fails to do this and would seem to be driven, not by a desire to respond to the site and its surroundings, but to singularly maximise the development potential of the land. The development also fails to meet the tests of Saved Policy GEN7, as it does not display a high quality design and layout and does not provide safe access for pedestrians. It also fails to respond to the East Preston Village Design Statement.

Impact on Neighbouring Amenities of 121 Sea Road

Policy Context

The national planning context set out within PPS1 and PPS3 above is relevant to this section and is not repeated here.

At the local level, Policy GEN7 states that to be acceptable development proposals must not have an unacceptable adverse impact on adjoining occupiers.

Assessment of Proposals against Policy

This section deals with the impact of the proposals on the residential amenities of 121 Sea Road. Notwithstanding that, it is considered that residents at Parade Mansions, the Coastguard Cottages, and 123 Sea Road would also be adversely affected by the proposals.

It is considered that the development would have an unacceptable, adverse impact on the residents of 121 Sea Road in the following ways:

Outlook is the visual enjoyment afforded a dwelling by its immediate surroundings and which can be adversely affected by the close proximity of another building. When a building is too close to a window or an amenity area so that it dominates the outlook, it will have an overbearing impact.

It is considered that the outlook from the first floor master bedroom window and the ground floor kitchen window, which face onto the development site, would be adversely affected by the close proximity of the proposed building. The residents also use both their rear and front garden areas, but spend most of the time in their front, courtyard garden. Currently the 2/2.5m stone garden wall affords them protection from all but the roofs of the adjoining development to the south. This outlook would now be replaced by the proposed building, adjoining their boundary at 3/4 stories tall, which would have an overbearing impact on their front garden area in particular.

New developments should be designed to protect the **privacy** of both new and existing dwellings. This is particularly important for habitable rooms, such as bedrooms and private amenity space closely related to the dwelling. The southern elevation of the proposed building is dominated by windows and although the applicant has sought to limit views through the use of canted windows and obscured glazing, these are considered contrivances which further demonstrate an attempt to shoe horn development onto the site. The success of these measures is limited and overlooking would still occur into both garden areas. The use of obscured glazing is unsatisfactory as this can be changed over time and, even if conditioned, requires the continued vigilance of the Council to ensure compliance in perpetuity. There is also no attempt to control outlook from the stairwell which would afford views into the garden area.

The tree within the back garden area which provides some protection is not within the applicant's control and the applicant has no provision for screening measures within the application site itself. Overall, it is considered that the proposal constitutes a contrived form of development which does not protect the privacy of the residents of 121 Sea Road.

The Building Research Establishment in 'Site Layout Planning for Daylight and Sunlight 1991' recommends that suitable **daylight** to a dwelling is achieved where an unobstructed vertical angle of 25 degrees can be achieved from a point taken 2 meters above floor level of the fenestrated elevation. These tests have not been met for either the ground floor or first floor window facing the development. The garden area would also be adversely affected. As the development is due south of the proposal, it is likely that the sunlight received to the garden area and windows would only be marginally affected, but there is likely to be some loss of the morning sun.

It is also anticipated that the **noise** from activity on the communal roof garden could be intrusive to adjoining dwellings, particularly in the summer months where this has the potential to be used in the evenings.

The proposal is therefore considered to be an unneighbourly form of development which does not respect the residential amenities of 121 Sea Road and is not in accordance with Local Plan Policy GEN7 or guidance in PPS1 and PPS3.

Conclusion

The proposed development is considered to constitute an overdevelopment of the site, which does not respond to its setting, the nearby Coastguard Cottages or Area of Special Character. It is institutional in appearance and constitutes an un-neighbourly form of development. The planning application should be refused as it is contrary to Local Plan policies GEN4, GEN7, GEN17, GEN22 and AREA1 and government guidance set out in PPS1, PPS3, PPS4 and PPS5. It fails to pay regard to supplementary guidance set out in SPDs Areas of Special Character – Description Review and Local Buildings or Structures of Character and also ignores the special characteristics of the area set out in the East Preston Village Design Statement.

Mr and Mrs Sainsbury would be grateful if you would take the above comments into account when assessing the application and would be happy for you to visit their property in order to fully assess the potential impact upon them.

With regards

Yours Sincerely,



Sarah Hurreford

FOR THE ATTENTION OF
Mr. P. Cleveland
Arun Planning, Civic Centre
Littlehampton

PXC

Albert Hill
21 Hillview Crescent
East Preston, BN16 1RG
9 October 2012

Dear Sirs

PLANNING APPLICATION EP/40/12
115-117 Sea Road, East Preston

I note that some amendments have been submitted to the original plans.

It still remains that demolishing a shop which is part of a block of shops, to build nine small flats, is totally wrong and would be out of keeping with the remaining shops in that part of the village.

I trust these exceedingly poor plans are rejected and dismissed.

Limited parking was included in the plans submitted for the houses now built backing onto the Village Green, which has resulted in more parked cars. People who patronise the shops near the Village Green now find it more difficult to park in this part of the village. I normally buy freshly cooked food from the fish and chip shop and on a recent Saturday morning, the nearest spot I could find was almost as far away as Warren REcreation Ground.

I drive down by car in order that the fish and chips are still hot by the time I get home and having to park a considerable distance away means the food is only warm, which is not good enough. This is just one instance of now excessive parking which is now the norm. And if the building of a further nine flats with limited parking and all that entails, is allowed, it will only exacerbate what is already a bad situation. Local shops need customers to thrive and with a shortage of customer parking, would be customers will take their custom elsewhere.

Yours faithfully


Albert Hill



PXC

Zoe Deiches
Corner Cottage, 125 Sea Road, East Preston BN16 1NX

Arun District Council Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

8th October 2012

Ref: Planning Application EP/40/12. Substitute Plans 3279/P200 – 3279/P201.

Dear Sirs,

I am writing to object to the planning application EP/40/12. Substitute Plans 3279/P200 – 3279/P201.

Four generations of my family have lived and vacationed at 125 Sea Road since the 1930s.

Even though progress brings with it the construction of new houses and businesses, these have mainly been of a reasonable height and a degree of privacy has been retained by neighbouring properties and residents.

An effort should be made for an attractive, unimposing design. A perfect example of this is the cottages built by the green.

The proposed construction will cause problems for the following reasons:

Imposing Structure / Loss of Privacy

The proposed development is not an extension / replacement within a reasonable extension of dimensions in height or width of the existing structure.

The building is not in keeping with the buildings in the surrounding area where a series of Georgian cottages are the most attractive and some of the oldest remaining structures.

ARUN DISTRICT COUNCIL
- 9 OCT 2012
RECEIVED

The imposing design of this proposed development is to be expected in a dense urban area on a brown site not in a village which has grown in size but has retained a village atmosphere.

The structure may seem discreet and in keeping with the existing block of flats immediately to the left of Sea Road, but not to neighbouring properties.

The proposed development would be an imposing structure which cannot be masked with trees.

Air and Noise Pollution

The destruction of existing buildings will create significant noise, the dust will release unknown elements into the air resulting in windows in warmer weather being forced closed and dust seeping into surrounding buildings and gardens.

Long term noise and inconvenience of building an imposing structure. Access and noise pollution from trucks delivering and unloading materials will create a loss of privacy disproportionate to replacing existing structure like for like.

This will be heightened by the opening and closing of car doors, parking noise and the switching on of engines.

Noise and disturbance resulting from use – open windows in spring / summer.

Loss of privacy

The construction of this structure will last several months and will create a daily disturbance and loss of privacy.

It will damage the tranquillity of the surrounding properties and cause unnecessary stress to residents.

Overlooking / Loss of privacy into surrounding houses and gardens.

My garden is currently secluded and this structure will pose a dramatic and intimidating backdrop.

Height / width of proposed building will still overlook neighbouring houses and gardens. This will strip neighbours of privacy and be intimidating.

The height and width of proposed flats are so close to existing properties they may block light, creating a shadowing effect.

Road Access / Parking Issues

Road access and parking issues when 9 flats are moved into.

Road access / parking issues from residents and visitors when spaces are already at a premium.

Health & Safety

9 Flats will create 9 x the fire risk. I question existing access for emergency services. Parking from residents and visitors may also block access to the existing properties which use that access route.

In addition, such an imposing structure will overpopulate the immediate area and as a result devalue neighbouring properties.

The proposed structure will not benefit or improve the area in any way.

Sincerely,

ff. [redacted] S. [redacted] by
[redacted] PA to Z. Deiches
Mrs Z. Deiches in her absence

David Sawers
10 Seaview Avenue
East Preston
BN16 1PP

BN16 1PP

Your Ref: 000013827

Our Ref: EP/40/12/

20-04-2012

Please ask for:

Mr P Cleveland

4th October 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

9 no. flats with associated parking & amenity space following demolition of existing buildings

115-117 Sea Road East Preston

Thank you for your internet representation made on 2nd October 2012 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. ☐

☐

The amendments to the design of the street frontage of the proposed building do little to weaken the Society's objections. The site is prominent and sensitive, adjoining buildings that are designated or undesignated Heritage Assets, and a building of good and appropriate design is required for this site. The proposed building does not meet this requirement. Its depth and height render it especially damaging to the appearance of the area and the amenities of neighbouring properties. ☐

☐

The Society considers: ☐

1. The proposed building is of poor and uninteresting design. The application is therefore contrary to Policy GEN7 and to paragraphs 56-64 of the National Planning Policy Framework. ☐

2. The design and materials of the proposed building are inappropriate for its location. It would not harmonise with the adjoining buildings. It would therefore contravene Policy GEN7, paragraphs 56-64 of the NPPF, and the guidelines of the East Preston Village Design Statement. ☐

3. The proposed building would harm heritage assets. It would be only three metres from 121 Sea Road and 25 metres from Coastguard Cottages, and significantly higher than these historic building. Coastguard Cottages are designated heritage assets, as Buildings of Character; 121 Sea Road is undesignated but part of the same complex, which was built in 1828. The application is therefore contrary to paragraphs 133 and 135 of the NPPF. The NPPF also states, in paragraph 128, that a planning authority should require an applicant to describe the significance of any heritage assets affected. This has not been done. Paragraph 129 requires planning authorities to identify and assess the significance of any heritage assets that may be affected by a proposal. We trust that this analysis will be undertaken. ☐

4. The proposed building would harm the amenities of neighbouring residents. It would overlook 121 Sea Road and Coastguard Cottages and the proposed methods of alleviating this problem are likely to prove ineffective. The only effective measure would be to reduce the rear section of the building to a single storey. The application therefore contravenes Policy GEN7. ☐

5. The parking provision, one space a flat, is inadequate. Spaces should be provided for visitors. The adjoining roads and car park are usually full during the day. ☐

For these reasons, we consider that this application should be refused. ☐

David Sawers
Chairman
East Preston and Kingston Preservation Society

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

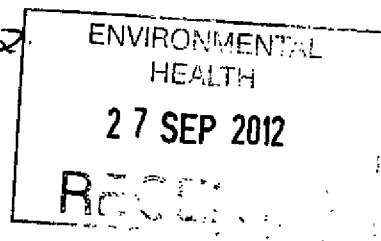
Karl Roberts
Assistant Director Planning & Economic Regeneration

PXC

ACK

PRE 116
4 Willowhayne Court
Willowhayne Crescent
East Preston
Sussex

24-9-12



Dear Sir

Planning Application Ref EP/40/12.

As the owner of a Flat in an existing block, adjoining the proposed development and having studied the amendment to the above application I wish to OBJECT STRONGLY on the following grounds.

1. The 3 story block, by reason of its size and height would be an over development of the site and would be out of keeping.
2. The development would present an over dominate appearance, would give direct overlooking, a loss of privacy and would block out the afternoon sun, especially in the winter.

to my 2 storey block.

3. If this development is permitted, it could be used as a precedent for multi storey development and lead to similar proposals in the locality, and the character of our village would be jeopardized

I strongly urge you to refuse this application

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

PXC

Arum District Council

21 September 2012

PRE 1/6

B. Thorne
156 Sea Road
East Preston

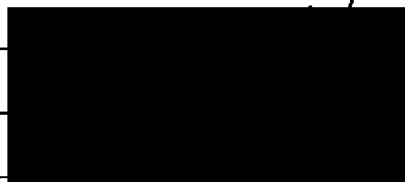
Re. Application N^o: EP/40/12

Dear Sirs

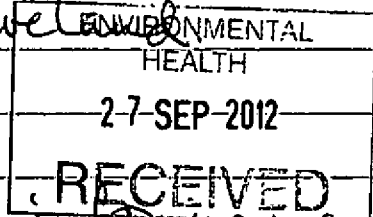
ACK

I would like to reiterate
my former objection to demolish
115-117 Sea Road to build nine
flats.

Yours sincerely



FAO: Mr. P. Cleveland



P.S. Thank you for informing me.

Mr P Cleveland. Planning Services,
And Planning
Arun District Council
The Arun Civic Centre
Littlehampton
W Sussex BN17 5LF

PHC

PRE 116
6 Willowhayne Court
Willowhayne Crescent
East Preston
Littlehampton
W Sussex
BN16 1PJ

25.09.2012

Planning Application Ref- EP / 40 / 12

Dear Sir.

As the owner of a Flat in an existing block, adjoining the proposed development, and having studied the amendment to the above application.

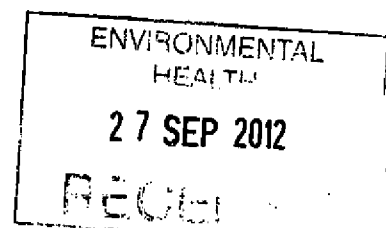
I wish to object to the planning application above on the following grounds

- 1 The 3 story block, by reason of its size and height, would be excessively large and represent an over development of the site, and would be out of keeping.
- 2 The development would present an over dominate appearance, would give direct overlooking, a loss of privacy, and blocking out the afternoon sun
- 3 If this development was permitted, it could be used as a precedent for multistory development and lead to similar proposals in the locality, and the character of the area would be jeopardized

I strongly urge you to **refuse this application**

[Redacted]
Yours sincerely
[Redacted]

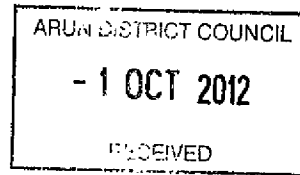
ACK



pre 1/6.

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

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



ACK

28th September 2012

Planning Application Ref: EP/40/12
Demolition of 1 x 3 story retail shop and erection of 9 Apartments
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.

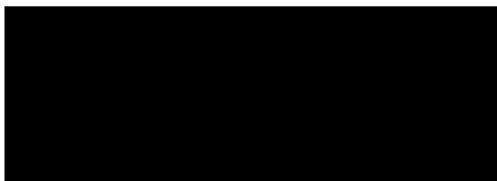
8. The proposed development would result in the loss of one retail shop and one dwelling, which would be prejudicial to the viability of this shopping area. I understand that Arun District Council has refused previous applications for change of use from retail shops on the basis that they were contrary 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 box redacting the signature of Mr R.C Leggett.

Mr R.C Leggett

Mr P Cleveland. Planning Services,
And Planning
Arun District Council
The Arun Civic Centre
Littlehampton
W Sussex BN17 5LF

PRE 116
Willowhayne Court
Willowhayne Crescent
East Preston
Littlehampton
W Sussex
BN16 1PJ

25. 09. 2012

Planning Application Ref- EP / 40 / 12

Dear Sir.

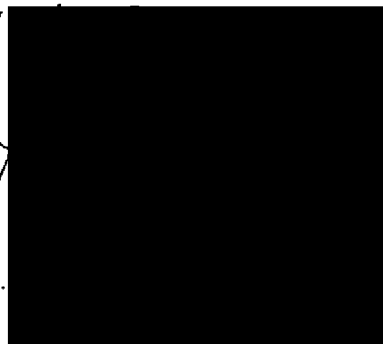
As the owner of a Flat in an existing block, adjoining the proposed development, and having studied the amendment to the above application.

I wish to object to the planning application above on the following grounds

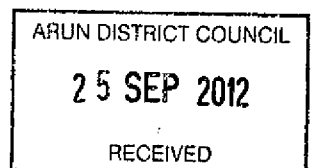
- 1 The 3 story block, by reason of its size and height, would be excessively large and represent an over development of the site, and would be out of keeping.
- 2 The development would present an over dominate appearance, would give direct overlooking, a loss of privacy, and **blocking out the afternoon sun**
- 3 If this development was permitted, it could be used as a precedent for multistory development and lead to similar proposals in the locality, and the character of the area would be jeopardized

I strongly urge you to **refuse this application**

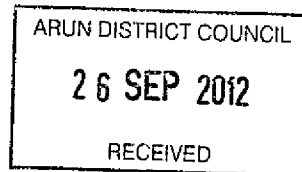
Yours sincerely



ACK



PXC



41 Grove Road,
Worthing BN14 9DQ
T : 01903 209985
M: 07748 908706
E : sarah@gingertownplanning.co.uk
W: www.gingertownplanning.co.uk

Our Ref: GTP/SH/007/03

24 September 2012

Mr P Cleveland
Case Officer
The Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Dear Mr Cleveland

**PLANNING OBJECTION - 115-117 SEA ROAD, EAST PRESTON, BH16 1NX
(Ref EP/40/12)**

Thank you for your letter of 7 September advising Mr and Mrs Sainsbury of the amended plans received with respect to the above and providing further opportunity to comment.

It appears that the amendments constitute minor design changes to the front elevation. The only objection which has been dealt with is the change to the previous, horizontal emphasis of the front elevation and as such the objections set out in my letter of 17 May 2012 remain in place.

This letter does not seek to replicate those comments. Instead, it emphasises the key concerns that Mr & Mrs Sainsbury have raised about the impact of the proposals on their residential amenity. Mr and Mrs Sainsbury remain concerned that the enjoyment of their property would be significantly harmed by this proposal.

Paragraph c) on page 6 of the Design and Access Statement states that:

"it should be noted that the North facing façade of 121 Sea Road has no glazing and the boundary is lined with a rag stoned wall of approximately 2.5m in height".

Notwithstanding this, and the use of cantered and obscure glazed windows, there would still be overlooking of the front garden area as demonstrated on the Window Orientation Detail plan. The submitted plans also fail to show the existing first floor master bedroom window and the ground floor kitchen window at 121 Sea Road and the relationship with the proposed development. In fact, the plans are wrong in so

far as they do not properly detail 121 Sea Lane and omit the front projection which contains the kitchen and bedroom, with windows facing the development site. It is considered that the outlook and privacy of these windows would be affected.

The existing commercial development features only high level windows facing onto 121 Sea Road, from which no views are obtained. Their replacement with rooms serving habitable rooms is not acceptable. These windows serve primary living accommodation and will therefore need to be opened, particularly in the summer months. There is also no attempt to control outlook from the windows in the rear of the front block, which will also has views into the garden area of 121 Sea Road.

The proposals also introduce a steeply pitched roof adjacent to 121 Sea Road. It is not clear why such a deep roof is required at this point, containing as it does a flat roof element. A more gently pitched roof with no flat roof would be more appropriate given the close proximity of existing residential development. Concern is raised that this space could in turn accommodate further residential space and should the Council support the application in its current form a condition should be used preventing this from occurring.

Paragraph c) of the DAS goes onto say:

"There is also a well established tree which restricts overlooking to the rear of the property"

It is well established that a proposed development should be able to provide satisfactory mitigation within its own boundaries or on land over which it has rights. In this case should the tree become diseased or need to come down for another reason, the Council has no way of ensuring that satisfactory screening is provided to the rear garden area of 121 Sea Road. The application can therefore not protect the amenities of adjoining residents and is contrary to Local Plan Policy GEN7.

It is unclear whether it is intended to use the garden as a roof garden but it is referenced as having such a function within the DAS. This would cause unacceptable noise, overlooking and privacy issues and the Council should impose a condition preventing the use of the roof for any purpose, in the event that they support the application.

The proposal remains an un-neighbourly form of development which does not respect the residential amenities of 121 Sea Road and is not in accordance with Local Plan Policy GEN7 or the principles of the NPPF.

It also remains a contrived form of development which does nothing to add to its surroundings. The vehicle archway in particular is an unattractive, utilitarian feature, which detracts from the attractive appearance of Marine Parade in general.

The Council is therefore urged to resist the proposed development for its impact on 121 Sea Road in particular and for its uninspiring design which harms the character

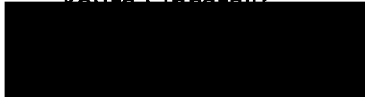


and amenity of the Local Area, contrary to Paragraph 64 of the NPPF and GEN7 of the Local Plan.

In view of the nature of these representations it is requested that Members of the Planning Committee visit 121 Sea Road before reaching their final decision.

With regards

Yours Sincerely

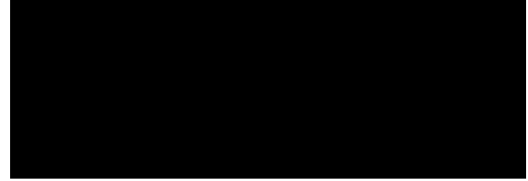


Sarah Hufford

PXC



41 Grove Road,
Worthing BN14 9DQ



Our Ref: GTP/SH/007/02

17 May 2012

Mr P Cleveland
Case Officer
The Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Dear Mr Cleveland

**PLANNING OBJECTION - 115-117 SEA ROAD, EAST PRESTON, BH16 1NX
(Ref EP/40/12)**

I write on behalf of Mr & Mrs Sainsbury, who reside at 121 Sea Road, to strongly object to the planning application by Oakhurst Developments Ltd for '9 no. flats with associated parking & amenity space, following demolition of the existing buildings'.

Mr & Mrs Sainsbury objected to the previous application on the site (Ref EP/16/11), a copy of which is attached for your information. The amendments made by virtue of this application are not considered sufficient to overcome those objections. In some cases the issues previously raised have not been addressed at all and the objections are re-stated within this letter.

In summary, the application remains an inappropriate form of development, which relates poorly to its surroundings and injures residential amenity. It appears to be designed to accommodate as much development as possible and does nothing to respond to its context. It should be refused accordingly. Detailed objections are set out below.

Development Plan Policies and material considerations

In accordance with the Town and Country Planning Act (1991), as amended by the Planning and Compensation Act (2004), decisions regarding development must be taken in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan with respect to this application comprises the South East Plan and saved policies of the Adopted Arun District Local Plan

(2003), although it is considered that the principal policies of relevance are within the Local Plan.

A notable change in policy since the last application is the publication of the Government's National Planning Policy Statement (NPPF) in March 2012. The NPPF is a key part of the Government's planning reforms in England and provides a single policy framework, sweeping away the PPGs and PPSs that had previously been in place. The guidance makes clear that it is a material consideration from the date of implementation and decisions must be made in accordance with this document. Whilst it is important to note that the NPPF does not change the statutory basis on which planning applications are judged, it none-the-less constitutes a strong material consideration in the decision-making process, particularly where plans pre-date 2004.

At the local level, Supplementary Planning Documents (SPD) Areas of Special Character – Description Review (2005) and Local Buildings or Structures of Character (2005) and the East Preston Village Design Statement (VDS) are material considerations.

Principle of Development

The NPPF introduces a presumption in favour of sustainable development at paragraph 14. What is important to note is that this is not a default 'yes' to all development but only that which is considered to be sustainable and in accordance with the NPPF and Development Plan policies.

Paragraph 56 of the NPPF notes that '*Good design is a key aspect of sustainable development...*'. For the reasons set out in more detail below, it is considered that the development fails to meet this key requirement and therefore should not be permitted as it can not be considered a sustainable form of development.

The applicant's Design and Access Statement (DAS) refers to the 2009/10 monitoring report to suggest that the delivery of 9 units will help the Council rectify a housing shortfall. However, the correct report is the 2010/11 monitoring report and accompanying note on the 5 year housing land supply provided by Hives Planning. This demonstrates that housing delivery has recovered with 519 net new dwellings delivered 2010/11, against 416 previously and is projected to rise again in 2011/12. The 5-year housing land supply position is shown to be at between 4.3 and 4.9 years. This marginal shortfall is not considered serious enough to warrant setting aside other policy considerations, including the need for good design and a neighbourly form of development. It is also considered that a development of 9 dwellings will have a *de minimus* impact on supply.

As with the previous application, the applicant has also failed to demonstrate that the existing retail unit is no longer viable, as required by Local Plan Policy DEV30. This policy protects retail uses outside Primary Shopping Areas, unless no longer



viable. It is also material to this application that the development will result in a loss of jobs from both Arun Business Services and the steel structure company currently on the site, which has not been addressed by the applicant.

Whilst the location maybe acceptable in principle for residential use, albeit that the loss of the retail/services, business space and parking and storage has not been justified, there remain significant policy and other material considerations which weigh heavily against the proposal as set out below.

Front Loading and pre-application engagement

It is also material to this application that the applicant has not sought to engage with the local community prior to submission of their proposals. The Localism Act (2004) and the NPPF both seek pre-application engagement with local communities to ensure that development responds to their aspirations as much as possible. Paragraph 66 of the NPPF states that:

'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.'

Whilst the applicant is understood to have had discussions with the Local Planning Authority they have not sought to involve those affected by the proposals as set out within the NPPF.

The Localism Act also signals a shift of emphasis to local communities to plan and shape their local areas. In line with this, East Preston has been awarded frontrunner status and funding to produce a Neighbourhood Plan for their area. However, engagement with the community has been notably absent despite the interest of the local community in shaping their future and this fails to meet the spirit of the new Act.

Impact on Neighbouring Amenities of 121 Sea Road

Whilst this letter focuses on the impact on 121 Sea Road, it is considered that residents at Parade Mansions, the Coastguard Cottages, and 123 Sea Road would also be adversely affected by the proposals.

At the local level, Policy GEN7 states that to be acceptable development proposals must not have an unacceptable adverse impact on adjoining occupiers. However, there remains a significant adverse affect on the residents of 121 Sea Road, in the following ways:

Outlook is the visual enjoyment afforded a dwelling by its immediate surroundings and which can be adversely affected by the close proximity of another building.

When a building is too close to a window or an amenity area so that it dominates the outlook, it will have an overbearing impact.

Whilst it is noted that the scale of the building has been reduced there is just a 3 metre gap between the development and the boundary of 121 Sea Road and the main amenity area. As a general rule, to protect the outlook from adjoining windows and amenity areas, this gap should be at least twice the length of the height of the proposed building, which is clearly not the case here.

The reduction in scale is not sufficient to address the impact on the outlook from the first floor master bedroom window and the ground floor kitchen window which face onto the development site. These would remain adversely affected by the close proximity of the proposed building. The residents also use both their rear and front garden areas, but spend most of the time in their front, courtyard garden. Currently the 2/2.5m stone garden wall affords them protection from all but the roofs of the adjoining development to the south. This outlook would now be replaced by the proposed building, adjoining their boundary at 2 stories tall, with a steeply pitched roof. This close proximity of the building would have an overbearing impact on the garden areas in particular.

New developments should be designed to protect the **privacy** of both new and existing dwellings. This is particularly important for habitable rooms, such as bedrooms and private amenity space closely related to the dwelling. The southern elevation of the proposed building remains dominated by windows and although the applicant has sought to limit views through the use of cantered windows and obscured glazing, these are considered contrivances which demonstrate an attempt to shoe horn development onto the site. The success of these measures is limited and overlooking would still occur into the garden areas. The use of obscured glazing is unsatisfactory as this can be changed over time and, even if conditioned, requires the continued vigilance of the Council to ensure compliance in perpetuity. These windows also serve primary living accommodation and will therefore need to be opened, particularly in the summer months. There is also no attempt to control outlook from the windows in the rear of the front block, which will also have views into the garden area of 121 Sea Road.

Also of note is the generally held design principle that development on one site should not prejudice the development of adjoining sites. The significant level of fenestration in the southern elevation effectively prejudices any future development of the adjoining site.

The tree within the back garden area which provides some protection is not within the applicant's control and the applicant has no provision for screening measures within the application site itself. Overall, it is considered that the proposal remains a contrived form of development which does not protect the privacy of the residents of 121 Sea Road.

Furthermore, the DAS still references a roof garden and although not marked as such on the plans, there is a doorway onto the middle roof section suggests that it is intended to be used as an amenity area. This roof garden is an incongruous feature, which would afford overlooking into the garden area and bedroom window at 121 Sea Road. The **noise** from activity associated with this would also be intrusive to adjoining dwellings, particularly in the summer months where this has the potential to be used in the evenings.

The Building Research Establishment in 'Site Layout Planning for Daylight and Sunlight 1991' recommends that suitable **daylight** to a dwelling is achieved where an unobstructed vertical angle of 25 degrees can be achieved from a point taken 2 meters above floor level of the fenestrated elevation. The applicants have not demonstrated that these tests have met for either the ground floor or first floor window facing the development. The garden area would also be adversely affected. As the development is due south of the proposal, it is likely that the sunlight received to the garden area and windows would only be marginally affected, but there is likely to be some loss of the morning sun, particularly to the rear garden.

The proposal is therefore considered to be an un-neighbourly form of development which does not respect the residential amenities of 121 Sea Road and is not in accordance with Local Plan Policy GEN7 or the principles of the NPPF.

Design Issues

The requirement for a high quality design which was previously required in PPS1 and PPS3 has been carried through into the NPPF, with some strong statements requiring new development to *add* to the overall quality of the area and to establish a strong sense of place. It requires that developments:

'respond to the local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation' (para 58)

It goes onto say that:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (para 64)

At the local level, Saved Policy GEN7 of the Local Plan sets out that planning permission will only be granted for schemes displaying high quality design and layout. It requires development to respond positively to identified characteristics and resources of the site and area and to respect and enhance local distinctiveness. It also sets out the development should allow the safe movement of pedestrians and vehicles with priority given to pedestrians. It also requires development to achieve at least 30 dwellings per hectare, although it is material to this application that this

requirement is not set included in the NPPF. Policy GEN4 requires safe access for pedestrians and cyclists and Policy GEN17 requires the needs of disabled persons to be taken into account.

The East Preston VDS is also a material consideration having been adopted by the Council as such on 9th January 2008. This seeks to maintain the character of the village by seeking new development to harmonise with existing buildings (although they need not look the same) and use materials and that blend with existing buildings.

The development site lies within area 3 of the VDS, which constitutes the ancient village of East Preston, with mixed building styles. It seeks new buildings to respond to neighbouring development and be appropriate to the village setting. It singles out the southern shopping area (especially Parade Mansions) and the coastguard cottages, as being areas of special sensitivity that warrant protection. Also of note is that it identifies new 'rectangular' buildings as being particularly harmful to the village scene.

Despite the amendments, the proposal remains a significant overdevelopment of the site and it is quite clear that it does not seek to respond to its immediate surroundings in terms of its scale and design. This section deals with design issues such as amount, scale, layout, appearance and landscaping, in tune with the requirements of Circular 01/06 (of note is that the applicant's statement does not seek to address these issues). The design aspect with respect to the ASC and the Coastguard Cottages is dealt with below, although there is inevitably some overlap with this section.

Turning first to the **amount** of development, although not explicitly stated, the proposal is understood to be at a density of 129 dwellings per hectare (previously 171 dwellings per hectare). Density is only one indication of how much development can be accommodated on the site but it is considered that in this instance it is too high as it results in inappropriate form of development in design terms and impacts seriously upon residential amenity.

It is clear from the design, which incorporates a number of contrivances such as flat roofs and cantered windows, that the key design principle has been to fit as much development as possible on the site rather than to respond to the local environment. This is likely to be because the site has an existing use value from rental income derived from the retail unit, B1 business unit and the parking/storage units. A certain level of development must therefore be realised to make the redevelopment viable. It is this, rather than the characteristics of the locality and appropriate design response, that are considered to be the drivers behind the development.

The **scale** of the development remains inappropriate given that it is immediately adjacent to the single storey 'sea berries' gift store at its frontage and the 2 storey dwelling of 121 Sea Road on its southern flank. The existing frontage building is 2 ½ storeys and acts as a visual stepping stone between the 4-storey parade mansions

and the single storey development to the south. The proposed building would remove this transition, so that the new building would dominate its southern neighbours and appear outsized.

At its rear, whilst reduced compared to the original design, the building introduces 2 storey development immediately adjacent to, and facing, 121 Sea Road. The bulk, massing and roof design fails to respond to that within the local area, and particularly its immediate neighbours and the Coastyard Cottages beyond. The development also extends too far within its plot, dominating 121 Sea Road, adding nothing to the locality in design terms.

The **layout** of the development does not provide safe access for pedestrians and cyclists who must share their access with cars seeking to enter and exit the site. Whilst it would appear that there would now be sufficient width for cars to pass at the frontage, this could necessitate reversing a significant distance into the site. Vehicular traffic and pedestrians would also pass directly beside bedrooms and living areas and affecting the amenity and privacy of new residents. In addition, there is no provision for the needs of disabled persons and it is doubtful that emergency vehicles could enter the site in the event of a fire.

With respect to **appearance**, whilst it is accepted that the wider area contains a mix of different building styles, it is equally relevant that the buildings within the southern parade are of a coherent mock Tudor style of recognised sensitivity and warrant more sympathetic treatment. The building also sits within a village setting, on the edge of an area recognised for its historic and rustic features and the building does nothing to respond to this context and certainly doesn't improve the character and quality of the area as required by paragraph 64 of the NPPF.

Whilst now reduced in scale and of a different visual appearance to that which was previously proposed, the new building remains incongruous and uninspiring. The frontage of the proposed development emphasises the vertical alignment whilst the existing Parade Mansions have a horizontal emphasis. The 'saw tooth' effect of the gable treatment also jars with the more traditional parade mansions and the fenestration does not harmonise with its neighbours. The vehicular archway is also treated in the most utilitarian of ways, appearing as a service archway rather than as a gateway to the development beyond.

The southern elevation has an uncomfortable mix of different roof types, including inappropriate flat roofs, which do not form part of a coherent design approach but rather are contrived to reduce height because of neighbouring development. Flat roofs are not a feature found within the local vernacular. There is little visual interest in the southern elevation, and the front block in particular appears as an expansive and bland façade.

Overall, the building is considered to be detrimental to the visual qualities of the streetscene

The **landscaping** requirements of the building are dealt with through the provision of a small square of land to the rear of the building, which does not provide an appropriate setting for the building and does not meet the amenity needs of its residents. The DAS also refers to a roof terrace. Quite apart from the amenity considerations of such provision in this location, roof terraces are not a feature of the local area and are more commonly found within an urban/metropolitan setting.

PPS1 and PPS3 parted with the tradition that development had to just be 'good enough' to approve, and this requirement has been carried forward into the NPPF. Design is expected to seek to take opportunities to improve the character and quality of the environment by responding sensitively to its context. The development fails to do this and would seem to be driven, not by a desire to respond to the site and its surroundings, but to singularly maximise the development potential of the land. The development also fails to meet the tests of Saved Policy GEN7, as it does not display a high quality design and layout and does not provide safe access for pedestrians. It also fails to respond to the East Preston Village Design Statement.

Impact on the Adjacent Area of Special Character and Buildings of Character

The NPPF confirms that non designated heritage assets which are not statutorily designated but which are of heritage value constitute material planning considerations (such as buildings on the local list).

The Coastguard Cottages are included on the Council's Local List as buildings of character and given protection through Local Plan Policy GEN22. This policy sets out that:

"Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted". (My underlining)

Guidance within the SPD on Local Buildings or Structures sets out that the Coastguard Cottages have been added to the Local List as they deserve protection in their own right as they are:

- Buildings which are extremely good examples of traditional or established style, or unusual type;
- Buildings which contribute towards local townscape or have important historical associations;
- Buildings which are largely in tact and not affected by later extensions or alterations;
- Buildings which make a positive contribution to their surroundings or streetscene.

The proposed development also abuts the Seafield Road, Sea Road (Part), Palm Cottages, South Strand (Part) East Preston Area of Special Character (ASC), afforded special protection through Local Plan Policy Area 1, which seeks to guard the special character and importance of this area.

The SPD on Areas of Special Character further sets out that 1-8 Coastguard Cottages "*contribute significantly to the area*" and are of "*historic importance to East Preston*", having been built in circa 1820 to house custom officers and their families in the bid to combat smuggling. They are described as being of simple design, rendered with slate roofs with attractive lead covered porches.

The setting of the Coastguard Cottages is therefore afforded protection by local plan policies, and specifically by Policy GEN22, which sets out that development will not be permitted where there is an impact on the setting of these buildings. It is contended that the Coastguard Cottages are also fundamental to the character of the ASC itself, and intrinsically linked to it, and therefore development which affects the setting of the ASC should also be prevented.

Whilst the reduction in scale is an improvement on the previous design, it is considered that the setting of the Coastguard Cottages and the ASC would still be adversely affected by the proposal. Whilst the Coastguard Cottages are domestic in scale, and of a traditional and simple design, the proposed building has a modern appearance, which does not refer in any way to the important buildings within the area. Whilst contemporary buildings can be designed to blend in with more traditional buildings, this proposal fails to respond to the cottages and other local features and, importantly, fails to respect the setting of the cottages.

The proposed building would also occupy a gateway site to the ASC at the point where Sea Road becomes a more informal coastal lane. The SPD on Areas of Special Character explains that Sea Road becomes a narrow coastal lane with no formal road markings or pavements and, combined with the presence of hedges and small trees, this produces an informal character. The scale, form and design of the building do not address this transition and would place an uninspiring building at the gateway to an area valued for its historic buildings and its rustic features. It is therefore considered that the proposal fails to conform to the spirit of Local Plan Policy AREA1, as elucidated by SPD, which seeks to protect areas of special character from inappropriate development.

Conclusion

As with the previous application, the proposed development is considered to constitute an overdevelopment of the site, which does not respond to its setting, the nearby Coastguard Cottages or Area of Special Character. There is no coherent design concept and instead the rationale appears to seek a sufficient level of development to make its redevelopment worthwhile at the expense of a cohesive design approach and the local character. There are a number of contrivances which



lend weight to the view that there is a clear attempt to get too much development on a tight site, bounded by existing residential development. It is uninspiring in appearance and constitutes an un-neighbourly form of development. The planning application should be refused as it is contrary to Local Plan policies GEN4, GEN7, GEN17, GEN22 and AREA1 and government guidance set out in the NPPF. It fails to pay regard to supplementary guidance set out in SPDs Areas of Special Character – Description Review and Local Buildings or Structures of Character and also ignores the special characteristics of the area set out in the East Preston Village Design Statement.

Mr and Mrs Sainsbury would be grateful if you would take the above comments into account when assessing the application and would be like to invite you to their property in order to fully assess the potential impact upon them.

With regards

Yours Sincerely,

A black rectangular box redacting the signature of Sarah Hufford.

Sarah Hufford