

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC13664
Our Ref: EP/41/17/PL 01-03-2017
Please ask for:
Andrew Wood

21st April 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beechlands Cottages.

Land adjacent to 4 Beechlands Cottages & 4 Beechlands Cottages Beechlands Close
East Preston

Thank you for your internet representation made on 20th April 2017 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.

We consider that this proposal, to add another house to a terrace of four houses, should be treated as an extension because it represents an addition to an existing building.

The addition of a fifth house to the terrace would inevitably create an unbalanced structure. The terrace has been designed as a structure of four houses, and lengthening it by one would destroy the symmetry of the present composition. The loss of symmetry would be enhanced by the construction of a third dormer window at the eastern end of the block; and by placing the entrance to the additional house in its side, eastern, wall, not in its front, south, wall, so that it would differ from the rest of the terrace.

The proposed material for the additional house, fibre cement facing boards, would add to the impression that the new house was an afterthought, stuck on the end of the existing terrace, because it would be in sharp contrast to the brick and flint facings of the existing building.

This proposal would therefore be contrary to Policies GEN7 and DEV19 of the Arun Local Plan, because it would not respond to the characteristics of the area, would not sympathetically relate to the existing terrace, and is not visually integrated with it. The addition would also conflict with Policy 1 of the East Preston Neighbourhood Plan, because it would not reflect and enhance the character of surrounding buildings, and would not look part of the original design of the terrace.

The additional house would also create a potential traffic hazard by narrowing the drive leading to the garages behind the terrace, and the rear access to the shops facing North Lane. Large vehicles need to use this drive. It seems inappropriate to place the entrance to the new house on this narrow drive.

The above arguments lead us to believe that planning permission should be refused for this application.

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.

Please be aware that Planning Services operate an 'open file' policy and will 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

Neil Crowther
Group Head of Planning