



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWQC24450
Our Ref: EP/41/19/PL
Please ask for:
Mr A Wood

1st October 2019

Dear Sir/Madam

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

Loft conversion to existing flat.
128 Sea Road East Preston

Thank you for your internet comments made on 30th September 2019 which has been recorded as **'an objection'** with the comments as follows:

The Planning & Licensing Committee of this council considered revised plans for this Application at its meeting on Monday, 23rd September.

As previously stated, this proposal is for a building constructed in the 1920s as part of an entire parade of eleven shops (in three near-matching blocks) with living accommodation above. As the attached photograph shows, none of the parade has installed a dormer window at the front.

The committee continues to object to the installation of any arrangement of front dormer(s) at this property as such will have a negative impact upon this almost unchanged streetscene. This would be contrary to Policy 1 of the East Preston Neighbourhood Plan section 4.18 of which states, Preservation of the street scene is important to protect the character of the village.

The proposed front dormer(s), by virtue of design, size and prominent location would have an unacceptable impact upon the character and appearance of the host dwelling and parade of shops as well as that of the immediate locality contrary to policies D DM1 and D DM4 of the Arun Local Plan.

The committee does not object to the proposed dormer to the rear of the property.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this Application.

Simon Cross Clerk to the Council

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 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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning