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Mr Simon Cross  
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**Your Ref:** OWQC18054  
**Our Ref:** EP/44/18/HH  
**Please ask for:**  
Mr A Wood

2nd May 2018

Dear Sir/Madam

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

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Hip to gable loft conversion  
2 Hillview Crescent East Preston

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Thank you for your internet comments made on 1st May 2018 which has been recorded as **'an objection'** with the comments as follows:

*This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 23rd April. The committee agreed unanimously it would object to this latest iteration of proposals for this site.*

*We appreciate the single storey rear extension has been covered by EP/41/18/PDH although my council had concerns the proposed height of the extension was higher than the original building and therefore contrary to Permitted Development rules.*

*This council believes the latest iteration of roof design does not address the comments made in the Planning Officer's report for Application EP/150/17, i.e. "The hip to bonnet hip alteration will see the profile of the roof moved closer to Hillview Crescent and conflict with Policy 3(ii) of the East Preston Neighbourhood Plan due to the alteration of the basic form of the roof. The detrimental impact of the proposed development upon the host dwelling is increased by virtue of the property being semi-detached with the neighbouring property retaining the hipped design and the application property only retaining a small hip but with a more prominent gable end. It is noted that the applicant has attempted to address the previous reason of refusal but the minor change to propose a small bonnet hip is not considered sufficient to overcome the previous concern and refusal. The proposal will unbalance the property and have an unacceptable adverse impact on the established character and appearance of the host dwelling and the wider area, which primarily retains the symmetry of the roofs on the semi detached properties and is contrary to policy GEN7(ii) and DEV19(v) of the Arun District Local Plan."*

*Therefore, this council asks Arun District Council to continue to refuse Planning Permission for this proposal.*

*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, consisting of stylized, cursive letters that appear to read 'NC' followed by a flourish.

Neil Crowther  
Group Head of Planning