

9 Michel Grove,

East Preston,

BN16 2SX

24th May 2019

For the attn of Z Denton, Esq., Planning Officer

Arun Council.

Littlehampton

Dear Mr. Denton,

Ref. EP/47/19/HH site 11 Michel Grove, East Preston BN16 2SX.

I wish to make an objection to the above application.

This application follows on from the refusal made under ref. EP/183/18/HH which cited that the project was in conflict with policy D DM1 and D DM4(a) of the Arun Local Plan and Policy 2 of the East Preston Neighbourhood Plan.

Although small alterations have been made to the original application there has been no attempt to deal with the above policies and as such this application should be refused. The insubstantial alterations made to the application to deal with the overlooking aspect are of a temporary nature and can be changed back at any time in the future.

In this new application a street scene has been added, which can only be described as incorrect, and designed to mislead. Attached you will find a Google Earth plan with the applicant's proposal superimposed over it. The street scene will be that of a pair of semidetached houses. I also attach a photograph of the site taken from the ground level of the street with the proposed alterations layered over it. This photo has been adjusted to be presented at the same scale of the submitted architect drawings. Unlike the applicant's street scene, you will see that there is no clear space between the two properties but the applicant's extension will overlap number 9. The applicant's positioning of number 9 on their submitted drawings is incorrect (as presented as a black outline on the photo) Our street scene is correct (with the actual structure of number 9 clearly visible on the photo) and I will explain any technical questions that you may have.

It is disappointing and frustrating that even in this second application, (following the first refusal) the applicant and their advisors have still not managed to submit a more credible effort to illustrate the “actual street view” of this development and the impact it actually has to the surrounding environment.

Over the past years residents have, at great expense, created this area into one of the premier developments in the South of England. If developers are allowed to build to the full size of each plot then all the past efforts will have been in vain.

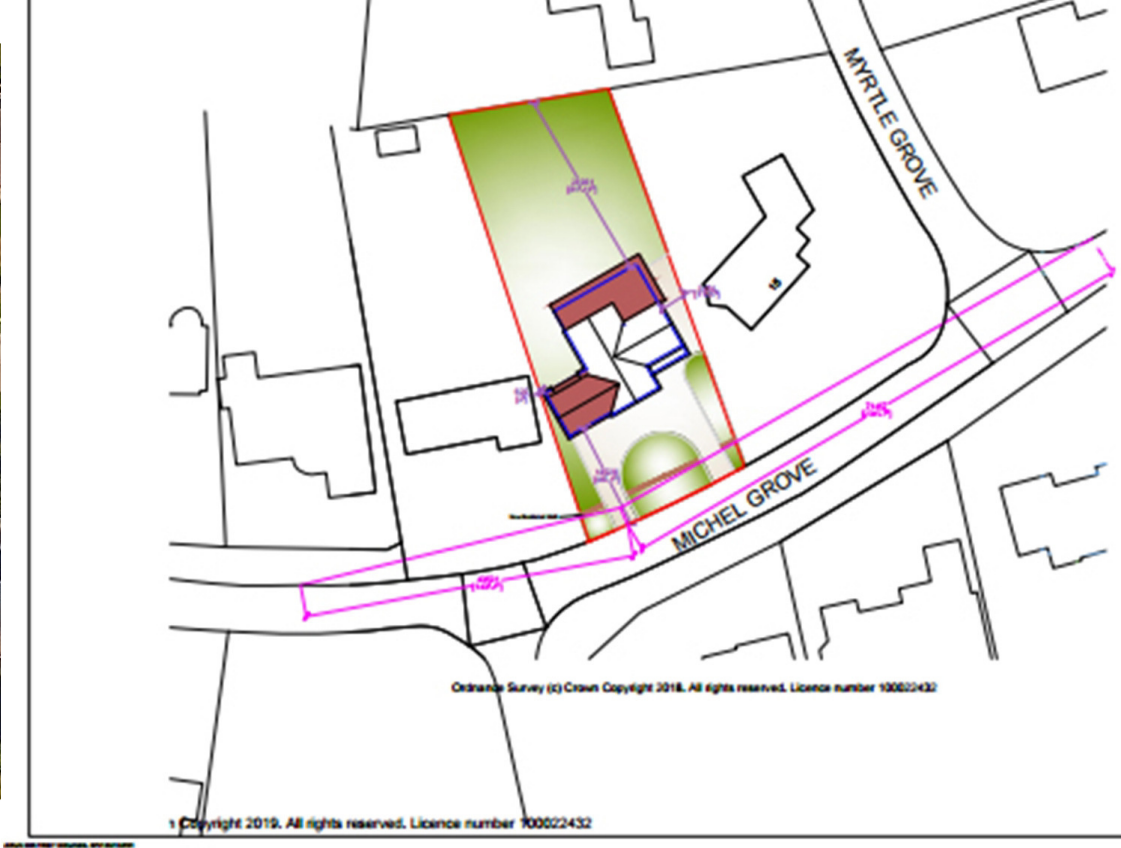
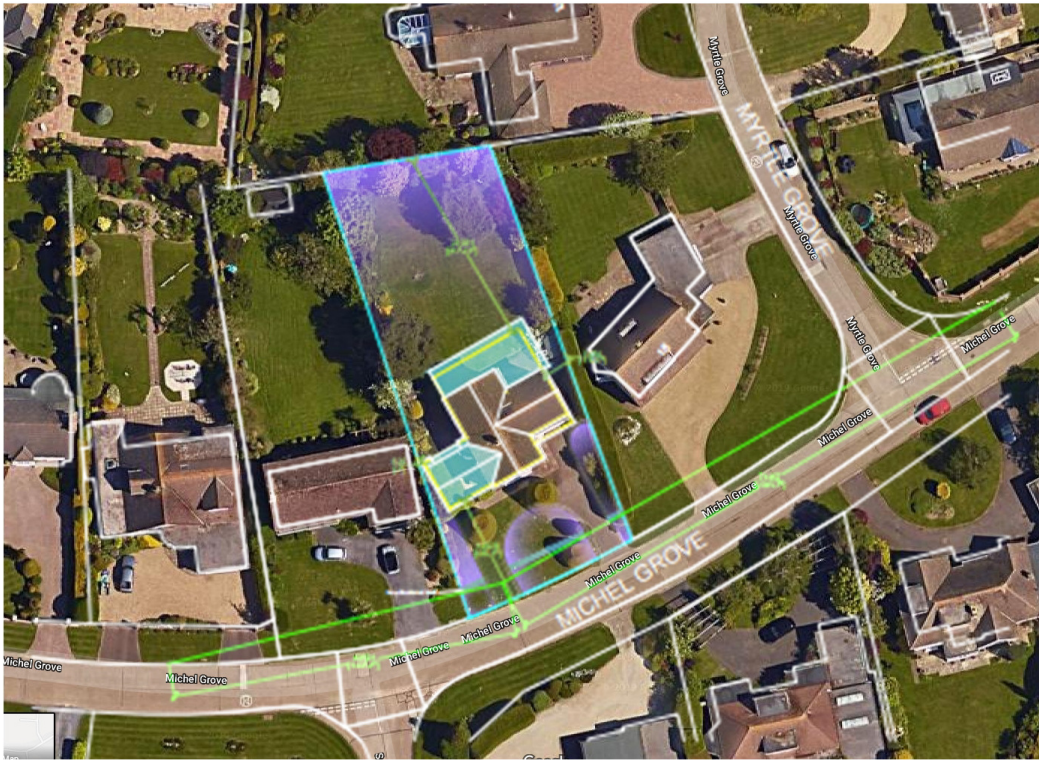
As stated in my objection to application EP/183/18/HH number 11 is a difficult site because the original house was squeezed sideways on to the road and then built diagonally. This problem manifested itself many years ago when the previous owner of number 11 built on top of his garage adjacent to the house to the east. This provoked that owner to plant numerous Leylandii which now blight the gardens.

The Willowhayne Estate comprises of 390 properties and not one of them has built an extension onto its neighbour's boundary or in a manner which causes an overlapping of the street scene. If this proposal was approved it would set a precedent which would change the whole nature of the estate. Every scrap of land between the host property and its boundary will be developed. That is the formula for a shanty town. For over 50 years planners and developers have used their skills in creating an outstanding estate fulfilling the ethos of substantial detached properties sitting comfortably in their own plot. The overlapping and the over developing of properties do not belong to this type of estate.

The applicant has not shown a credible need for this project. It is out of scale for the plot and it totally ignores the ethos of the estate. Let's not forget, number 11 is currently a four-bedroom house. If the applicant needed a 6-bedroom house with a double garage, then why did he not buy one in late 2018, when he purchased this property, rather than overdeveloping this site now?

Yours sincerely,

T. Humphris





Street Scene
1:100