



Arun District Council
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17th May 2021

Mitchell and Christine Cox
Craig House
South Strand
East Preston
BN161PN

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/47/21/HH
Site Address: West House South Strand East Preston BN16 1PN
Description of works: Erection of second floor addition, part single storey side, part two storey front, side and rear extensions and alterations to fenestration/openings

Thank you for your internet representation made on 15th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36269

We object to this planning application for the following reasons:

- 1) South Strand is flanked by one and two story buildings in a variety of styles and sizes from different periods in time creating an interesting mix of properties with good proportions and an overall sense of scale. The proposed development will present an over developed house in a style and materials completely out of keeping with the rest of South Strand. It is out of proportion and overbearing in nature.
- 2) It risks creating a precedent for over development of an area that is very open and creates an overall sense of space for the residents. If West House get approval, I see an opportunity for more buildings to be extended both upward and outward creating an enclosed and out of scale environment.
- 3) Loss of privacy from overlooking; West House has first floor west facing windows and a balcony that have limited views over properties to the west due their height. The second story extension will give them clear views into all aspects of the properties to the West of them, particularly as the second floor is to be a sitting room.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.