



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

24th May 2021

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

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 21st May 2021 which has been recorded as an objection with the comments as follows:

OWQC36496

This council's Planning & Licensing Committee has considered this Application electronically.

The committee agreed unanimously to object to this proposal on the following grounds.

This council believes the proposed property will be overbearing on neighbouring properties and streetscene. The height of the proposed property will, this council believes, dominate the plot. The proposal is contrary to Policy 1, Paragraph 4.10 of the East Preston Neighbourhood Plan which states, It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of a road.

The proposed materials do not harmonise in both colour and texture with the materials used in adjoining buildings thus conflicting with Policy 1 of the Neighbourhood Plan. This council does not believe Rockpanel cladding of the sort described in the application form is not visible on any building in the vicinity of West House.

The scale, height, materials and mass of the proposed property will, this council believes, have an unacceptable impact upon the character and appearance of the immediate locality and residential amenities of the occupiers of neighbouring properties. This would be in conflict with Arun Local Plan policies D DM1 and D DM4 and Policies 1 and 2 of the Neighbourhood Plan. As neighbours have already objected, the proposed

building will reduce the privacy of the back gardens of several neighbouring properties.

The proposal does not reflect the characteristics of the site and local area . (Arun Local Plan, Policy D SP1). The proposal will transform the look of this property from a compact house into something out-of-keeping with every other property in the road, not responding to and complement the existing character and appearance of the building and the wider townscape in terms of scale, massing, materials, openings and roof form (Arun Design Guide, Part M). Alteration of the basic form of the roof will also be contrary to Policy 2 of the East Preston Neighbourhood Plan.

The proposal is bulky and heavyweight and will not sit comfortably with the existing properties in South Strand. This council does not believe the scale of development keep with the general confines of the overall character of locality . (Arun Local Plan, Policy D DM1) Similarly, this council does not believe this proposal meets the comments in Part M of the Arun Design Guide, The scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form . The same section of the Design Guide goes on to say, Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience ; clearly an upwards extension cannot be visually subservient to the existing property, which basically will no longer exist, nor can it be below the roof ridge line of the existing property, therefore contrary to the Arun Design Guide.

This property is within Character Area One of the East Preston Neighbourhood Plan and therefore falls within the scope of Policy 2 of that document. We believe this proposal conflicts with that Policy as this proposal will not protect the view from the beach .

For these reasons, this council believes this Application is in conflict with policies D DM1 and D SP1 of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the East Preston Neighbourhood Plan and careful consideration should be given to the refusal of Planning Permission for this Application.

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

Simon Cross Clerk to the Council

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 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.

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.