



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

8th June 2021

Alistair Forrest
The Dolphins East
South Strand
East Preston
BN16 1PN

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 7th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37160

This planning application for a three-storey house does not comply with the current Arun planning policies DDM1, DDM4, DSP1 and the East Preston neighbourhood plan. There are no three storey houses on South Strand only existing traditional properties with rooms in the roof space. This house currently sits on this plot extremely close to the rear boundary and private drive area of The Dolphins East and West and Casa Blanca. Any development at the rear at first or second floor will have a detrimental impact on the privacy of these houses. The size and scale of the proposed development is overbearing and completely out of keeping with all surrounding properties. This additional floor space at the first floor will have a detrimental impact. There is then a proposed additional floor on top of this with a large balcony.

West house is one of two houses built in the 1970's on land originally belonging to the Dolphins. There is a restrictive covenant on this land and is registered on the title WSX107447 being West House and dated 11 April 1973. This covenant states that the purchaser of this land will not erect or permit to be erected on this land anything other than dwelling houses not exceeding two in number and two storeys in height. This is what has been built.

The latest block plan showing the proposed areas of development appears to be incorrect. The proposed first floor area shown hatched in blue should also show the additional floor space extending the full footprint of the building towards the southern boundary. This area as shown on the existing west elevation is currently a roof area that pitches away from the properties at the southern boundary approximately 5 meters away, even less at the western boundary. This roof was pitched like this to accommodate the stair headroom from ground to first floor, is not currently first floor habitable floorspace and was designed to not compromise the properties at the rear. The proposed red hatching appears to be set back towards the northern boundary and not as large as is shown on the floor plans. It also does not show the large, proposed balcony that is also shown on the floor plans and extends the full footprint of the building at the rear. This proposed additional third floor when

viewed from the beach will sit above all surrounding properties.

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](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.