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10th June 2021

THERESA WOODWARD
The Dolphins West
South Strand
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 9th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37296

This will set a dangerous precedent going forward for this neighbourhood and is completely out of keeping with the current landscape. 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

The site has recently been made more prominent when they removed every large mature tree on the plot before the submission of this planning.

The plot has most of the building positioned at the rear which is very close to the boundary with The Dolphins East and The Dolphins West as previously mentioned in several objections. This makes it overbearing and an over development of the land. West House is located so far back on it's plot it is on a line where most peoples back gardens are. This proposed development would be a loss of privacy to many residents.

We benefit from the rights of the restrictive covenant mentioned in The Dolphins East objection and I have instructed my lawyer to take the necessary action to protect this right.

The proposed second floor development will look straight into my habitable rooms on the ground floor and again as raised in the points with the Dolphins East the plans do not appear to be correct with the proposed floor area. The third floor would be completely out of place/character with all the other properties as it would be purpose built.

I note that there has been several objections raised to these proposed plans and I agree with all the points mentioned.

There would perhaps be more comments but the yellow notice has not been on display for the last few weeks which I thought needed to be there for the duration of the consultation process.

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.