



Arun District Council
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10th June 2021

Sian Duffy
AOS
55-57 Sea Lane
Rustington
West Sussex
BN16 2RQ

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:

OWPC37299

Re: Planning Application - EP/47/21/HH

The management board of the Angmering on Sea Estate Residents' Association wishes this letter to be accepted as an OBJECTION to this proposal.

West House, South Strand, is in an area where the street scene is one of character and uniformity with the dwellings being of a traditional pitched roof design. The proposed alterations to this roof will significantly alter the appearance of the property and will fail to respect the overall character of the street scene through its design, scale, and mass. Further, the height of the proposed development at 8315mm will be taller than any other building in the immediate area. The 'blockhouse' design will result in a dwelling which, in the context of the plot, will be overdeveloped and totally out of keeping with its surroundings. The proposed development will have five windows in its eastern elevation which will overlook the adjoining property and its garden. The proposed roof terrace will also be capable of overlooking the amenity space of the neighbouring houses.

If approved the resultant property will negatively impact upon the character and appearance of the locality contrary to Arun Local Plan policies D DM1 and D DM4 and East Preston Neighbourhood Plan Policy 2.

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.