



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

7th June 2021

Dr Rachel Keys and Dr Simon Keys
Westerings
The Street
East Preston
Littlehampton
BN16 1JD

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@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/48/21/HH
Site Address: 2 Bay Tree Garden East Preston BN16 1JG
Description of works: Erection of single storey rear extension and rear dormer following the demolition of existing garage and workshop.

Thank you for your internet representation made on 5th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37127

Westerings
The Street
East Preston
BN16 1JD

Group Head of Planning
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

5 June 2021

Your ref. EP/48/21/HH

Dear Mr Crowther

We are writing in objection to the planning permission for a first-floor dormer to 2 Bay Tree Gardens, East Preston. Our property backs onto the afore mentioned property, to the west.

The bungalow involved is the middle of three that directly back onto our and our neighbours' properties. The

bungalows are identical, built of traditional brick with a tiled roof. We believe that the proposed extension contravenes section 13.4 of the Arun Local Plan and the Development Principles laid out in the East Preston Neighbourhood Plan (Design Policy 4).

The proposed design of the dormer will overpower the look of the surrounding area due to its size and colour. The cladding of a black burnished wood and black roof tiles are not in keeping or sympathetic with the materials currently used on the external walls of the surrounding dwellings. Surrounding properties have traditional tiled roofs and tiled dormers, with red brick walls. Any deviation from this style, such as the proposed white rendering and black cladding would be in violation of Design Policy 4 of the East Preston Neighbourhood plan for Area 3, which states that:

Development proposals in Character Area Three, as shown on the Proposals Map will be supported provided the scale, density, massing, height, landscape design, layout and materials of including alterations to existing buildings, will:

- i. sustain and enhance the significance of the historic character of the area;
- ii. employ building materials that harmonise with those used in existing buildings;

The proposed dormer is oversized and includes unobscured windows that would look directly into our conservatory, dining room, kitchen, and master bedroom. In addition, it would overlook an established decking area at the bottom of our garden, which the borders on the boundary wall between ours and the applicant's properties (see attached photographs.)

The proposals to raise the roof would make the property stand out in the row of three bungalows and would not compliment the scale or massing of the surrounding buildings. Therefore, the proposed extension to 2 Bay Trees Gardens is in conflict with Policy D DM4 of the Arun Local Plan 2011-2031.

We would also like to raise that fact that we were not notified directly by Arun District Council about this application, which, as the applicant state, will have a negative impact on us as an adjoining property to the west of 2 Bay Trees Gardens.

Whilst we are aware that the addition of a dormer is allowed due to permitted development rights the current application, as it stands, would not. We feel that Arun Council Planning Committee should reject application on the grounds laid out in this letter which include, but are not limited to, substantially overlooking at least 2 properties, not in keeping with the architectural style of the neighbouring properties as well as being oversized and therefore overdeveloping the local skyline.

Yours sincerely,

Dr Rachel and Dr Simon Keys

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.