



Supporting comments from agent – 10/06/20



Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



Zac,

I understand you are the planning officer dealing with this application.

We note that a couple of objections have been lodged, and we would comment on these as follows:

1. **Objection from neighbour at 36 The Ridings.** The comment has been made that we will be forming a three storey, six bedroom house. Whilst this is entirely correct, it should be noted that the property is currently a three storey, six bedroom house and has been so for many years!
2. **Objection from East Preston Parish Council.** The ultimate intention is for the existing overall plot to be divided to form two plots of roughly equal widths. The road numbering current jumps from 45 to 49, and it was clearly the original intention for an additional property to be located between these two existing houses. In order to enable the formation of a new plot of a broadly equal width it is proposed to remove part of the southern section of the existing property at 45 The Ridings. Separate proposals have been submitted for a new detached property to form 47 The Ridings although this planning application has not been validated yet. Previous proposals for the remodelling of the existing house, together with a new detached dwelling to form 47 The Ridings, have previously obtained planning consent and the current proposals follow similar concepts. The property is very well screened from the road with dense vegetation and we cannot see that the proposals would result in any negative impact on the street scene.

On this basis we cannot see that these objections are justified and do not believe that they are genuine reasons to consider refusal of the planning application.

Please do not hesitate to contact me should you wish to discuss any aspect of the application.

Thank you,

Phil.

Phil Brown

Director

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Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building

