

David Sawers
10 Seaview Aveue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC23511
Our Ref: EP/52/19/HH 07-05-2019
Please ask for:
Zac Denton

21st June 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Remove existing chalet & erection of new two bay open carport with ancillary space above for storage & occasional visitor accommodation.

Pine Lodge Kingston Lane East Preston

Thank you for your internet representation made on 20th June 2019 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The proposed building is best described as garage with living accommodation above. It would represent an additional two storey building between two existing houses and would be much nearer the road than these houses - about 5 metres as against 18-25 metres for the relevant houses. Its construction would therefore significantly alter the appearance of the area.

This area is designated an Area of Character. The designation document states "There is a regular building line and the majority of the buildings are detached, set in their own spacious grounds. There is an appearance of low density and spaciousness about the area with space between the buildings being an important feature". This proposal breaches the building line, and fills a gap between two houses. It is therefore incompatible with the objectives of the Area of Character policies.

The proposal is also incompatible with Policy 2 of the East Preston Neighbourhood Plan. (Kingston Lane is in Character Area 1 of the Plan) This policy states that development should preserve the street scene. The introduction of a new building, much nearer the road than the existing houses, would adversely effect the present "green" street scene.

For the reasons cited above, we consider that planning permission should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small

number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning