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15th June 2022

Mr & Mrs D C Bishop
36 Hillview Crescent
East Preston
BN16 1RG

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/53/22/HH
Site Address: 38 Hillview Crescent East Preston BN16 1RQ
Description of works: Hip to gable loft conversion with rear dormer.

Thank you for your internet representation made on 14th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48171

We are writing to object to the proposed loft conversion at 38 Hillview Crescent.

Our bungalow is on the north side of 38 Hillview Crescent and so our view, in our small back garden, on looking at the plans will be of the vast expanse of the brick or cladding used in the very long rear dormer.

This extension goes against many proposals of the East Preston Neighbourhood Plan.

Development Principles:-

4:16 The enlarged house should not be unbalanced in appearance or so large as to be out of scale with the other houses in the road.

4:18 Preservation of the street scene is important to protect the character of the village

Hillview Crescent is included in Policy 3 Character Area Two and this states, where new rooms are to be created in a roof space, ensure the height of the roof is increased and the basic form of the roof is not altered.

4:27 The main characteristic of this area is the predominance of bungalows. The priority for the policy is to resist increases in height. New building should be no higher than the existing buildings a road. If a bungalow is enlarged by constructing in the roof space, the height of the roof should not be increased and the basic form of the roof should not be changed. A hipped roof should only be changed to a gable at the rear.

If the plans for the extension were revised to a gable end with a rear dormer within the roof space of the original bungalow, similar to dormers having been made to other bungalows in this street, then we would not object.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>