



Arun District Council
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15th June 2022

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

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 15th June 2022 which has been recorded as an objection with the comments as follows:

OWQC48186

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 13th June.

The committee agreed unanimously to object to this Application on the following grounds.

The development property is half of a pair of semi-detached bungalows. The proposed development will unbalance the pair. This conflicts with section 4.16 of the made East Preston Neighbourhood Plan which states an "enlarged house should not be unbalanced".

The proposed development will be out-of-keeping with the neighbourhood and will change the streetscene, conflicting with section 4.18 of the made East Preston Neighbourhood Plan.

The proposal to change the hipped roof on the northern elevation to a gable end is contrary to policy 4.27 of the made East Preston Neighbourhood Plan which states "A hipped roof should only be changed to a gable at the rear".

The proposed rear dormer could be considered overly long and out-of-keeping with the host property. It could also lead to a loss of privacy for the occupants of properties immediately to the north of the development site.

For these reasons, this council asks Arun District Council to consider refusal of this Planning Application.

Simon Cross - Clerk to the Council

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 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.

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>