EAST PRESTON AND KINGSTON PRESERVATION SOCIETY
Registered Charity no.263005

Chairman: David Sawers
10 Seaview Avenue
East Preston
West Sussex
BN16 1PP
[redacted]

Assistant Director Planning and
Economic Regeneration
Arun District Council
Arun Civic centre
Maltravers Road
Littlehampton
BN17 5LF

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
12 JUN 2013
ACTION....
(of 5)

June10th 2013

EP/54/13 . 46 Sea Lane

Dear Sir

The East Preston and Kingston Preservation Society objects to this application because the alterations would create a house of unattractive and ungainly appearance.

The appearance of the house from directly in front has been improved since the previous application; but it is dominated by the long, straight, line of the ridge of the roof. The adoption of a hipped roof might improve the appearance of the house from this angle. Its appearance from the sides is, however, significantly worse. This aspect is dominated by the large, flat roofed, dormer at the rear of the house. I understand that the applicant says that this dormer is covered by Permitted Development Rights. Even if it is, so unattractive design need not be adopted.

The relevant aspect from which a building should be judged is not the appearance from directly in front, but the appearance as an observer walks along the road. The side as well as front views of a building should therefore be considered. The proposed alterations would create a building that would be unattractive from these viewpoints. Its design conflicts with Policy GEN7 and the guidelines of the East Preston Village Design Statement. Planning permission should therefore be refused.

Yours faithfully

[redacted]

David Sawers
Chairman

ARUN DISTRICT COUNCIL EP/54/13/