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Mr. N Ellis
8 Beverley Gardens,
Rustington, West Sussex
BN16 3LT

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uk
uk

Mr J Smith
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

13th July 2012

Ref: Application EP/55/12 - 20 Eastern Close, East Preston, BN16 1BS
- Response to Parish Council Objection.

Dear Mr. Smith,

I viewed the planning file today and have noted the Parish Councils comments and local residents objections and I would like to respond formally to some of the points raised.

Regarding open frontages the scheme still gives the same amount of front garden as all the other adjacent properties and maintains the open aspect to the front.

As the following 3D images show that the amount of openness that the Parish describe as being lost is not as dramatic as they describe.

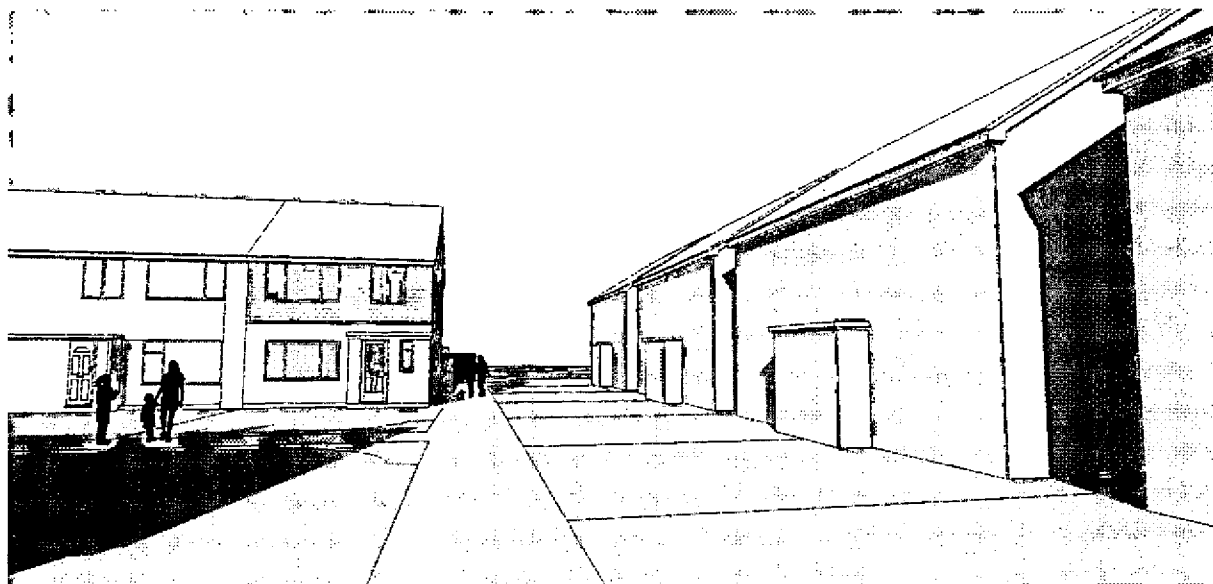


Image 1 - Shadows shown @ 1st May 4.41pm

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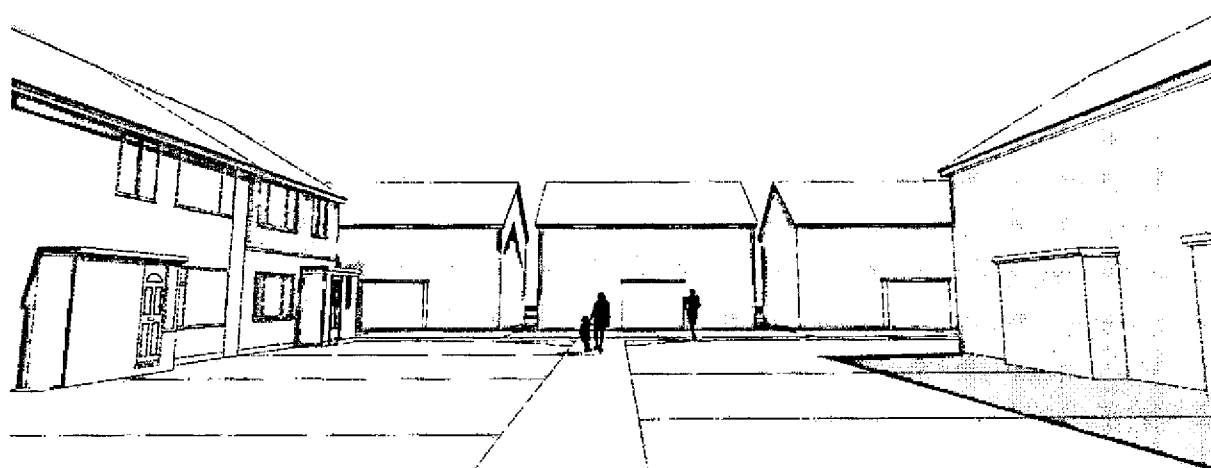


Image 2 – Shadows shown @ 23rd July 2.14pm

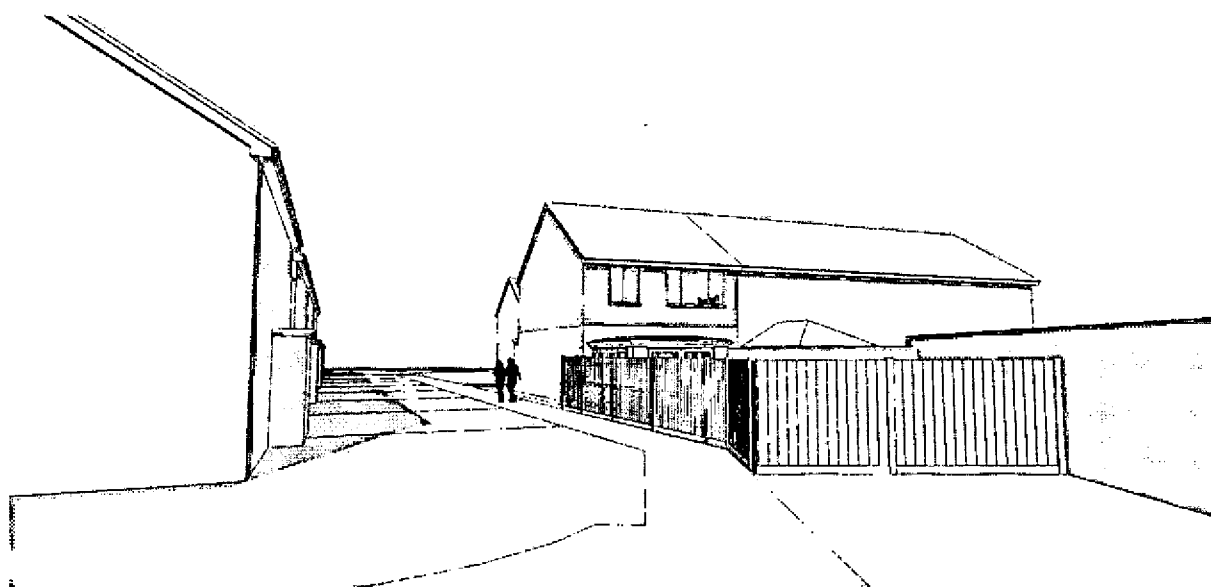


Image 3 – Shadows shown @ 19th June 7.30am

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As the 3D images above show the neighbouring houses cast shadow onto their own property not the proposed new dwelling. This has also been clearly demonstrated in the submitted design and access statement where sun-tracking software has been used to show the shadows cast throughout the year. (ref: Design & Access Statement; paragraph 3.23 pages 4-7)

The Parish also state that the development will be cramped and contrary to the layout of the existing development. The proposed site is not cramped; as mentioned in the Design and Access statement (ref: paragraph 3.19 to 3.21 page 4) the proposed site will be 218m² this will give it a larger site area than the following neighbouring properties:

7 Eastern Close
8 Eastern Close
9 Eastern Close
10 Eastern Close
11 Eastern Close
12 Eastern Close
14 Eastern Close
16 Eastern Close
17 Eastern Close
18 Eastern Close
19 Eastern Close
20 Eastern Close
21 Eastern Close
22 Eastern Close
23 Eastern Close

The proposed site cannot be described as cramped when it will have a larger site area than the 15 neighbouring properties surrounding it. It is felt that the Parish comments are not a true reflection of the actual proposed scheme which will create a balanced plot division and plenty of amenity space and is not contrary to Policy GEN7 .

The Parish also state that grass vergers should be retained. The applicants land is her own private garden, not a public grass verge as the Parish seem to describe it as. The Parish also mention that there is a need to remove trees for the proposed dwelling; there are no trees on the site that will be removed so this is an incorrect statement.

The Parish refer to flooding in the area, as mentioned in my letter dated 10th July 2012, I referred to the Met Office reports for this year which as seen a record amount of rainfall. The Met Office has said that:

It has been the wettest April in the UK for over 100 years, with some areas seeing three times their usual average, figures from the Met Office show.

June was the wettest since records began in 1910 after 5.7in of rain fell (more than DOUBLE the average)

The actual flooding in Eastern close is occurring in the road and in the garage compound this would suggest that the local drains need clearing out of muck and debris and they are causing the problem. Even with all this rain there has been no standing water on the proposed site and as mentioned in the design and Access Statement it is not in a Flood Risk Zone.

The last main point the Parish raises is the parking provision. I have seen that the West Sussex Highways has responded to the application and raised no objection.

Parking provision has been made on the proposed site for 2 cars, which meets the councils parking standards, having provided the necessary off street parking it is felt that the parking in the area will not be excessive and all the terrace houses in Eastern Close have Garage Parking and the Bungalows have driveways, so the need to park on the street is reduced.

It is also worth mentioning that local neighbours will not stop purchasing additional family cars just to ease local on street parking they will carry on and add cars with out any thought to their neighbours, however this proposal does provide two off road parking spaces which is felt is an adequate provision.

I have also noted the additional letters of representation from the neighbours and have found that many if not the majority of points raised are non-material planning matters:

For example:

- House property value
- Noise and safety during construction
- Deeds and covenants on the land
- Emergency vehicle access
- Children's safety during construction
- Street Lighting
- Contactors Lorries blocking the road

All other concerns such as parking and flooding mentioned by the neighbours have been clearly referred to above in response to the Parish comments.

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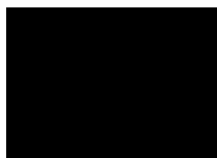
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I hope I have been able to address the concerns raised and will respond to any new points as they are submitted.

Please do not hesitate to contact me if you require any further information.

Yours faithfully



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Mr J Smith
Planning Department
Arun District Council
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Littlehampton
West Sussex
BN17 5LF

10th July 2012

Dear Mr. Smith,

Ref: Application EP/55/12 - 20 Eastern Close, East Preston, BN16 1BS

I just wanted to contact you regarding the above application as the Agent and respond to some of the objections being raised by local residents.

I went to the council offices on Friday the 6th July to look through the application file; on that day there was only one letter of objection from No. 15 Eastern Close.

I also attended the East Preston Parish Planning Committee Meeting yesterday evening to hear any concerns raised.

I would like to respond to the comments made by Mrs Moores from No. 15 Eastern Close. The objection was that the new house would be opposite there own house and affect light and the view from there lounge and bedroom windows, she also mentioned that parking would be a problem.

Response:

No. 15 currently faces an existing house which is No. 20 Eastern Close and therefore the new proposed dwelling will have little impact on the existing light and view not being opposite to the proposed new house but adjacent to it.

The view of the proposed house from No. 15 would be at an acute angle and would require the occupiers to be very close to their windows and look sharply to their right to view the proposed new house. It is therefore felt that the description of being opposite the proposed new house is misleading and the proposed house will have minimal affect to the amenity of No. 15.

Parking provision has been made on the proposed site for 2 cars, which meets the councils parking standards, I have not yet seen any comments from West Sussex Highways but having provided the

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necessary off street parking it is felt that the parking in the area will not be excessive and all the terrace houses in Eastern Close have Garage Parking and the Bungalows have driveways, so the need to park on the street is reduced.

Photos showing Parking in Eastern Close:



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As mentioned I attended the Parish Meeting and I would just like to respond to the main areas of concern that were mentioned at the meeting by local residents.

When I get the opportunity to read each letter from the neighbours I will respond to any new comments, likewise I have not seen the Parish Councils official response to the application and will address their comments in a separate letter.

In overview the concerns raised by the public in attendance were:

- Flooding
- Street Lighting
- Covenant on the Land
- Parking

In Response to these:

- Flooding: As mentioned in my Design and Access Statement the area of Eastern Close is not in a Flood Risk Zone, and does not require a flood risk assessment. I have not seen the Environment Agencies official consultation response to the application as it is not on file but I will be happy to response to this when their comments have been submitted. The local neighbours raised the issue of flooding in a year that has seen a record amount of rainfall. The Met Office has said that:

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It has been the wettest April in the UK for over 100 years, with some areas seeing three times their usual average, figures from the Met Office show.

June was the wettest since records began in 1910 after 5.7in of rain fell (more than DOUBLE the average)

The proposed new house will have to meet the strict new Building Regulations regarding surface water and soak away provision. While areas may have flooded on the wettest year on record Eastern Close is not a Flood Risk Zone and all statutory building regulations would be carried out to reduce the amount of surface water.

- **Street Lighting:** This was mentioned at the meeting as it was a concern that the street lamp on the applicants land might be removed in this proposal and reduce street lighting in the area. The street lamps will not be removed and will only be relocated if the Council deems it necessary.
- **Covenant on the Land:** This is not a material planning consideration in connection with planning policy.
- **Parking:** The subject of parking has been covered earlier in this letter.

I hope I have been able to address the concerns raised and will respond to any new points as they are submitted.

Please do not hesitate to contact me if you require any further information.

Yours faithfully



Nat Ellis

Anita Gardner

From: Nat Ellis [REDACTED]
Sent: 16 August 2012 16:00
To: Anita Gardner
Subject: FW: 20 Eastern Close - EP/55/12
Attachments: Letter ADC_13.07.12.pdf; Letter_20 Eastern Close_10.07.12.pdf

Dear Mrs Gardner,

I am the Agent for the application at 20 Eastern Close, East Preston.

I have emailed Mr Smith the case officer several times and not got any response so I phoned the planning department today who told me he is on leave, they also told me that the application has been past to you for consideration and it has been recommended for refusal.

As Mr Smith has been on leave and I had no response from him or anyone in his place I just wanted to check that the two letters I emailed him in July had been read and considered in connection with the application. Please find attached the two letters and below the emails I sent Mr. Smith.

Please could you confirm receipt of these letters and this email.

If it has been refused could you give me the details for this decision.

Kind regards,
Mr N Ellis

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[REDACTED]

Address : 8 Beverley Gardens, Rustington, West Sussex, BN16 3LT

From: [REDACTED]
To: james.smith@arun.gov.uk
Subject: 20 Eastern Close - EP/55/12
Date: Wed, 15 Aug 2012 12:14:42 +0100

RE: 20 Eastern Close - EP/55/12

Dear Mr. Smith,

I just wanted to touch base with you as Agent of the above application.

I sent an email on the 10th and 13th of July regarding the application and have not received any feedback from these so was wondering how things were proceeding.

I know the target decision date on the website is 23rd July and I was hoping you could me some update on the application.

I will be happy to answer any questions or queries you might have regarding the application if this is required.

kind regards,
Nat Ellis

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Mobile: 07599 199759

Website : www.nat-design.co.uk

Address : 8 Beverley Gardens, Rustington, West Sussex, BN16 3LT

From: [REDACTED]
To: james.smith@arun.gov.uk
CC: nicola.spencer@arun.gov.uk
Subject: 20 Eastern Close - EP/55/12
Date: Fri, 13 Jul 2012 21:29:46 +0100

Dear Mr. Smith,

I visited the council offices today to view the latest representations on file.

Please find attached my formal response to the local Parish Councils comments.

I hope you have also received my letter dated 10th July.

I appreciate your time in considering the attached.

I will be happy to answer any questions or queries you might have regarding the proposal if this is required.

kind regards,
Nat Ellis

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Website : www.nat-design.co.uk

Address : 8 Beverley Gardens, Rustington, West Sussex, BN16 3LT

From: [REDACTED]
To: james.smith@arun.gov.uk
CC: nicola.spencer@arun.gov.uk
Subject: Ref: EP/55/12 - 20 Eastern Close
Date: Tue, 10 Jul 2012 22:05:25 +0100

Dear Mr. J Smith

Ref: EP/55/12

Please find attached a letter in response to local residents comments to date.

I would be happy to discuss any of the attached points with you either on the phone or in person.

kind regards,
Nat Ellis

NAT - Design

Website : www.nat-design.co.uk

Address : 8 Beverley Gardens, Rustington, West Sussex, BN16 3LT

