

6 Eastern Close,
East Preston,
Littlehampton,
West Sussex,
BN16 1BS

ACK

29th June 2012

Dear Sir,

RE: Objection to planning application EP/55/12

We are writing to register our strongest objection to the above planning application.

We have not taken the decision to object lightly, but are highly concerned about the consequences if the application was to be accepted.

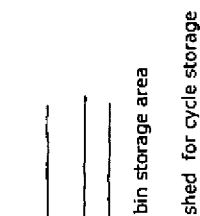
The current absence of a house where the applicant wishes to build one, was obviously designed by the original developers due to flooding and safety reasons.

The recent rainfall highlighted the fact that the only reason our property did not get flooded was because the rain could soak away in the large grass area outside our property. The path outside houses numbers 6 to 14, has been built sloping away from the front gardens, and towards this grass area. Any sort of barrier, i.e the border fence proposed would have prevented the water from draining away with the consequence of the path being completely flooded and the water being pushed towards our front door.

During the storm, water did start to collect and not drain away in several areas of the path. Preventing the drainage of water will not only directly affect our house (number 6), but also at least numbers 7 to 10.

Another area that will be severely adversely affected by increased water is the side of the road where the proposed new crossover would be. There is a drain near to where the crossover would be that cannot cope with rainfall at the moment. A new crossover would push more water towards this drain, and would cause more flooding in the road.

Another reason for having the large grass area, is obviously to allow emergency vehicles unhindered access to properties 7 to 20. The proposed house would prevent for example, a fire engine from gaining access to these properties should the need arise. The narrow path would be the only access to these properties, only wide enough for people to walk in single file.



Existing 1.8m brck wall

blue line = land under applicant ownership

bin storage area

shed for cycle storage

On site parking for 2 No. cars
STREET LIGHT - LIABE TO BE HIT
Access onto highway
form new cross over and driveway

~~Drain currently floods~~

new drainage run to connect with
existing foul sewer

~~FLOODED AREA~~

EASTERN CLOSE

15

~~THIS PAGE IS
PAGE 13
23
REFERENCES~~

Site Plan / Roof Plan (proposed)
scale 1:200 @ A3

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Rev:	A	Planning Issue
 - design 8 Beverley Gardens Ruslington, West Sussex BN16 3LT Tel: 07598 188759 Email: info@nat-design.co.uk www.nat-design.co.uk		
Project: Land Adjacent to: 20 Eastern Close East Preston, West Sussex, BN16 1BS		
Drawing Proposed Site Plan		
Drawn By:	NSE	Scale: as shown
Date:	March 2012	Revision: A
Drawing No. 242 - DPA-02		

JMS

ACK

ARUN DISTRICT COUNCIL
26 JUN 2012
RECEIVED

Mr & Mrs R Walker
24 Eastern Close
East Preston
Littlehampton
West Sussex BN16 1BS
24 June 2012

Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Sir/Madam

Ref: EP/55/12 - I New Dwelling

We wish to object to the above Planning Application in Eastern Close adjacent to No.20.

We had some quite severe flooding in Eastern Close a couple of weeks ago, the water was approximately 8-10 inches deep and the soakaway drain that is the nearest one to the proposed new dwelling took 3 days to dry out.

At the moment we have an open outlook from our house which is very pleasant, but if this goes ahead it will be totally different we will feel enclosed by brick buildings. Also the parking is difficult and to remove at least 2 spaces to allow for a drive in will cause more problems.

Another problem is that the entrance to Eastern Close is narrow and if we have all the contractors lorries coming up and down the road it will be extremely difficult for the present residents to get in and out, we often have ambulances and other services coming into the road.

The public footpath that runs through the cul-de-sac only measures 1m45cm which definitely should not be reduced in any way as it is used frequently every day.

Finally, we think that this proposed development would be detrimental to the value of all the houses in Eastern Close.

Yours faithfully



MS
Amanda Scholes

EP/SS/12

From: Julie Grieves on behalf of Planning.Responses
Sent: 09 July 2012 09:24
To: Amanda Scholes
Subject: FW: Proposed new house in Eastern Close East Preston West Sussex BN16 1BS
Attachments: East Preston 11.pdf; East Preston 12.pdf; east preston plan.pdf

ACK
REP

Julie Grieves - (Working days Monday, Thursday & Friday)

| Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37448 | External: +44 (0) 1903 737711 | E-mail: julle.grieves@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Bowley On Behalf Of Planning

Sent: 09 July 2012 08:42

To: Planning.Responses

Subject: FW: Proposed new house in Eastern Close East Preston West Sussex BN16 1BS - REP

From: Barry Cornwell [REDACTED]

Sent: 06 July 2012 17:29

To: Planning

Subject: Proposed new house in Eastern Close East Preston West Sussex BN16 1BS

Dear Sirs

I attach a letter pointing to our objections to the proposed new house. A signed hard copy is in the post.

Please contact me if you have any queries

Regards

Barry Cornwell

09/07/2012

5 CHADACRE ROAD
STONELEIGH
EPSOM
SURREY KT17 2HD



5 July 2012

Dear Sirs

Proposed new house in Eastern Close East Preston West Sussex

My sister Mrs Sandra McDonough and myself, Barry Cornwell, in our capacity of attorneys acting on behalf of our mother, Mrs Irene Cornwell, the owner of 11 Eastern Close, wish to object strongly to the proposed building of a new house in Eastern Close.

Our mother has lived in the Close for 32 years and in that time she, together with the other residents of Eastern Close have enjoyed living in a very quiet and pleasant environment. Unfortunately this is going to change considerably if the Council give permission for the construction of the proposed house to go ahead.

The Close is unusual in that a path is the only right of way which allows the residents to gain access to their properties. If the Council grant permission for the proposed building the residents will encounter great inconvenience in accessing their homes, not to mention the danger from construction traffic, noise, dust and dirt which goes hand in hand in the construction of a property over many months. One must not forget the traffic congestion – in that they will not be able to park their cars – in what is already a very congested parking area. The parking problem will not go away because the applicant also wishes a dropped kerb for access for two cars. This is a very selfish requirement because the applicant will be able to park her cars without any problem whilst the other residents of both parts of Eastern Close (including the cul-de-sac) will be hard pressed to find a space to park their vehicles.

If and when the property is completed the home owners who live opposite the new construction will be inflicted with a view from their properties of a solid brick wall which will be flanked by a 6 foot fence - not a nice prospect for anybody.

I would like to draw your attention to the fact that in accordance with a Conveyance dated the 25 June 1969 - which is annexed to my Mothers Land Certificate - made between (1)Regan (Sussex) Limited the Vendors and (2) William Latter and Pauline Elizabeth Bowler the purchasers

Clause 3(c) thereof states

“not to erect any fence or other construction or plant any tree or shrub which shall exceed a height of four feet on that part of the land where marked with dots on the said plan”

Annexed plan attached

The development will completely affect everybody in the Close in that this house will be in

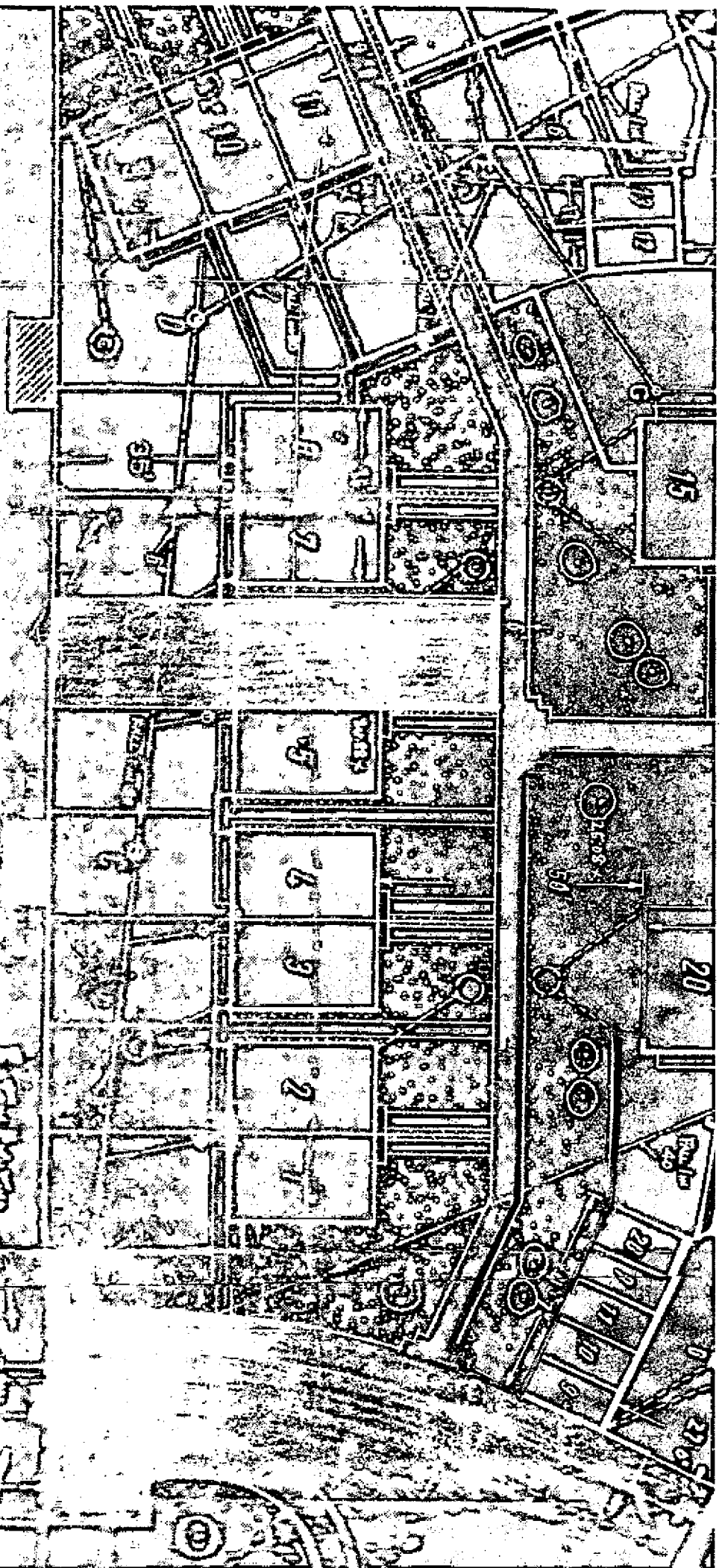
the middle of a lovely little quiet area and will ruin the charm and appeal to those who live there and not only that it will have great impact on the value of the the peoples' homes.

One further thing, many of the properties are owned by young families and as it is a quite and safe area the children play outside with no danger from passing cars. If the proposal is passed ,during the construction of the building the children will lose this enjoyment which in this day and age is very rare. No one knows how it will affect their enjoyment once the property is built!

We would appeal to the Council to reject the proposal.

Yours faithfully

Signed by Barry Cornwell and Sandra McDonough



BLANK PLAN - 30'
X Proposed Development
Area

Abstract Conveyance Plan
Referred to in letter from Council



JMS

WSWP
1 Sutton Close
Felpham
Bognor Regis
W. Sussex
PO22 8EY

ACK

Date: 30/6/2012

Planning Application:.....EP/55/12.....
.....

Dear Sir/Madam

The West Sussex Wildlife Protection Group opposes the planning application above.

Reasons are as follows:.....Land needs.....
.....checking for possible wildlife.....
.....
.....

Would you please note that any felling of trees, lopping, tree surgery, ground clearance or any activity involving nesting birds during the months between April to September contravenes the Wildlife and Countryside Act of 1981 and 1985 especially if protected species are involved, also if there is any earthwork involving mammals then the Wild Mammals Act 1996 would be contravened leading to Police prosecutions.

Please contact above group for legal advice and site survey.

Yours Sincerely

Jaine Wild
Secretary

