

This council is also concerned that the letter from Mr Delwyn Jones dated 14th June 2012 entitled Planning Obligation Completion includes an instruction to the Planning Office to ¿Please issue planning permission.¿ Presumably this is an advance instruction and does not imply that the consultation exercise has been pre-decided, but this council would like confirmation of that. □

□

For the above reasons, East Preston Parish Council asks that Arun District Council refuses Planning Permission for this Application. □

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□

Simon Cross - Clerk to the Council

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration

East Preston Parish Council
Mr Simon Cross
Council Cabin
Sea Road
East Preston
BN16 1LP

Your Ref: 000013218
Our Ref: EP/55/12/ 19-05-2012
Please ask for:
Mr J Smith

13th July 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

1 no. new dwelling
Land adjacent to 20 Eastern Close East Preston

Thank you for your internet representation made on 12th July 2012 which has been recorded as **an objection** with the comments as follows:

The Planning Committee of this council discussed this Planning Application at its meeting held on Monday, 9th July, and agreed unanimously that it would raise the following objections to this Application. □

☐ *Eastern Close is a small, neat, well-designed L-shaped development immediately to the south-east of the Roundstone level crossing. It is a well-kept, good example of a very late-1960s development, pretty much uncorrupted. The proposed development will be in the east-west arm of Eastern Close, which is characterised by open-plan front gardens and a generally spacious feeling. The East Preston Village Design Statement specifically notes the special features of Eastern Close as 'Open frontages, especially along footpath' (p.17). The proposed development will encroach dramatically upon that feeling. □*

☐ *The proposed development will be overbearing to a number of the properties that face north in that arm of Eastern Close, casting unnecessary shadow over the front rooms and front gardens of those properties. This council believes that this is also un-neighbourly, resulting in an unacceptable relationship with adjacent properties, and for these two reasons this Application is contrary to Arun Local Plan policy GEN 7. □*

☐ *The proposed development will be overdevelopment and result in an unnecessarily cramped form of development contrary to the layout of the existing development. This is also contrary to Arun Local Plan policy GEN 7. □*

☐ *Eastern Close borders East Preston Village Design Statement Character Areas Two and Four both of which recommend the retention of grass verges. The proposed plot will remove a large area of greenspace; this coupled with the need to remove trees for the proposed development, will have a detrimental visual impact upon the area. □*

☐ *Eastern Close is already prone to flooding, and further development in this area will further degrade the available natural drainage. This is a big concern to existing residents of Eastern Close, particularly those on the southern side of the east-west arm as they fear that water that may otherwise have drained through this plot of greenspace will run backwards across their front gardens and possibly across their thresholds. □*

☐ *Provision of specific parking to the plot will reduce the amount of on-street parking available to other residents. Not unusually in this day and age, the number of cars per household is greater than the original developers ever envisaged. □*

☐