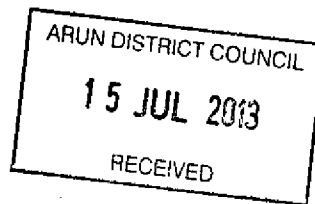


16 Elm Avenue
East Preston
West Sussex
BN16 1HJ

11th July 2013



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

Dear Mr Smith

Re 31 Upper Drive East Preston Single Storey Side Extension Ref EP/56/13

I have been tracking the progress of this planning application on behalf of my son Matthew Smith of 31 Upper Drive.

Early this week I discovered that the application was being referred to committee at the end of July because of an objection by East Preston Parish Council.

I managed to bring up the objection by the council on the computer and I must say I am very surprised that they are objecting to such a small single storey extension. However after speaking with your team leader I think I can understand the reason.

He suggested that I talk to you later next week around the 18th/19th July to see what your position is with regard to the report you will be submitting to the committee.

I am sure you do not need any material for your report but here are a few points from a layman on this application.

1 Pre submission discussion with one of your colleagues suggested that the principal elevation was on the north side of the property and easterly elevation was therefore not so much of an issue.

2 In order to maximise the internal dimensions of the extension the external east wall extends to the boundary of the property but no part of the building will go beyond this line.

3 Ref the EPPC objection and the references to policy GEN 7 and NPPF paragraph 56/57 which are I believe are design constraints on much more significant developments. The single story extension has been designed to be compatible to the existing properties features and all building materials.

4 We have kept The Angmering on Sea Estate Residents Association Ltd fully informed of these plans and they have informed us in writing that they are raising no objections to this planned extension. Copy of the letter attached.

I would welcome a brief discussion with you next week when you have a chance to call me.

Yours,,,,,,


Vic Smith


Angmering On Sea Estate Residents Association Ltd

By Guarantee)

Registered Office
55-57 Sea Lane
RUSTINGTON
West Sussex BN16 2RQ

Company No: 5751571

Company Secretary
Mrs Pamela Barton
Arun Company Secretaries Ltd
55 - 57 Sea Lane
RUSTINGTON
BN16 2RO

ARUN DISTRICT COUNCIL

15 JUL 2013

RECEIVED

29 May 2013

Mr V Smith
16 Elm Avenue
East Preston
West Sussex
BN16 1HJ

Dear Vic

Re: 31 Upper Drive, Angmering on Sea Estate

Further to you supplying plans and details of the proposal for a utility room extension to 31 Upper Drive; the plans were tabled at a recent board meeting and it was agreed that no estate covenants or rules are likely to be breached. The Directors, therefore, raised no objections to the plans set before them.

However, please ensure your contractors have the appropriate insurance in place in the event of unforeseen damage to the privately owned roads, verges and Association property.

It would be very much appreciated if contractors vehicles could be kept within the property or, if not achievable, then parked in as neighbourly fashion as possible.

Thank you for your anticipated co-operation.

Kind regards.

Yours sincerely

Pam Barton
Managing Agent



Recommendation Report

Application No.

EP/56/13

Committee

☒

:

Date

31/7/13

Delegated

☐

Recommend Permission

☒

Recommend Refusal

☐

	Date	Signature
Prepared by Case Officer	27/6	
Agreed by Team Leader	12/7	
Agreed by H.O.P.S / P.C.M. (if required)	12/7	
Committee Plans		

Comments: