



Arun District Council
Arun Civic Centre
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26th June 2020

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Case Officer: Zac Denton

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/56/20/HH
Site Address: 2 Golden Avenue East Preston BN16 1QZ
Description of works: New garage.

Thank you for your internet representation made on 25th June 2020 which has been recorded as an objection with the comments as follows:

OWPC28045

I am commenting on behalf of the East Preston and Kingston Preservation Society

The proposed garage would have a floor area of about 80 square metres and would be about 14.8 metres long and about 3 metres high. It would be close behind the front boundary fence which is 1.8 metres high, so that more than 1 metre of the garage wall would appear above the fence. It would dominate the street scene. The garage would occupy as much land as a small house, and would therefore occupy a significant proportion of the plot.

The development would have an unacceptably adverse effect on the street scene, in a very prominent location, and would change the established spatial character and pattern of the place.

This application would contravene, in the Local Plan, policy D DM1, because it does not reflect the character of the area. and policy D DM4 (e), because it compromises the established spatial character of the place. In the East Preston Neighbourhood Plan, the application would contravene Policy 1, 4.18, which states that "Preservation of the street scene is important to protect the character of the village".

For these reasons we consider that planning permission should be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.