



Arun District Council
Arun Civic Centre
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24th June 2021

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/56/21/HH
Site Address: 33 The Ridings East Preston BN16 2TW
Description of works: Erection of single storey side/rear extension and hip to gable loft conversion with 1 x front and side dormer

Thank you for your internet representation made on 23rd June 2021 which has been recorded as an objection with the comments as follows:

OWQC37669

This council's Planning & Licensing Committee has considered this Application electronically and would like to raise the following objections to this Application.

The property is one of a line of smaller bungalows in this area. The committee felt the proposed development on the side of the property, so close to the northern boundary could be considered overdevelopment of the plot. The committee was also concerned this proposal will spoil this attractive pair of bungalows resulting in an unbalanced streetscene.

The windows on the northern elevation of the proposed dormer risk unacceptable overlooking directly into rooms in the neighbouring property, a concern already eloquently expressed by the owners of that property. Should the District Council be minded to give approval to this dormer and the windows it contains, could a Condition be considered to have those windows obscurely glazed at all times and with limited opening? It is arguable the proposed dormer is also not terribly subservient to the main roof.

For these reasons, this committee believes this Application is contrary to the East Preston Neighbourhood Plan and the Arun Local Plan.

Simon Cross Clerk to the Council

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.

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 Planning 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 Planning 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.