



Arun District Council
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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: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/57/21/PL
Site Address: Land rear of Beechlands Cottages Beechlands Close East Preston BN16 1JT
Description of works: Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats. This site is in CIL Zone 4 and is CIL Liable as dwellings.

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

OWQC37667

As there appear to be no changes to the proposals covered by EP/7/18/PL, this council agreed it would continue to object to this Application on the following grounds.

The proposed development would represent an overdevelopment of the site which would appear unduly cramped and would therefore be contrary to Policy D DM1 within the Arun District Local Plan, Policies 1 and 2 of the East Preston Neighbourhood Plan and the National Planning Policy Framework (NPPF).

The committee remained concerned about the ability for emergency vehicles to access the site, not only the proposed new properties but also the rear of the existing flats above the shops in North Lane/Sea Road. The committee was concerned about emergency exit for the residents of the flats above these shops if the escape staircase is moved to one end of the building this will be an unnecessarily long route for some residents.

The committee was concerned about the provision of just four parking spaces for the two proposed properties. The plans suggest a total of ten people could live in these properties regardless of parking calculators, is it realistic to believe those ten people may only have five cars between them? If the proposal went ahead, existing car-parking would be lost in an area in which on-street parking is already at a premium.

The committee felt the design of the building was contrary to the National Planning Policy Framework though better than the previous iteration, the design still feels awkward and not in keeping with nearby properties.

Section 64 of the NPPF states Permission should be refused for development of poor design .

There was also concern about the distance the new properties will be from the back of the existing Nos. 1-4 Beechlands Cottages. The proximity of the new properties both to Beechlands Cottages and other nearby properties could result in a loss of amenity.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this development.

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.

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.