



Arun District Council
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4th March 2021

David Sawers
10 Seaviw Avenue
East Preston
Littlehampton
BN16 1PP

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/5/21/HH
Site Address: Shore House Seafield Road East Preston BN16 1NA
Description of works: Detached garage extension with new pitched roof to create first floor self contained annexe & detached office outbuilding.

Thank you for your internet representation made on 3rd March 2021 which has been recorded as an objection with the comments as follows:

OWPC34184

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

The Society does not object to the proposed office in this application. It does, however, object strongly to the proposed garage with accommodation above it.

This development would place a two storey building 2.8 metres from the front boundary of the plot. The street frontage of the building would be especially unattractive, featuring the bin storage and the cycle shed. The building, because of its position, would have a significantly harmful effect on the street scene.

Seafield Road is in an Area of Character. Policy HER DM4 states that developments in such areas are expected to preserve the special character of the area, especially the characteristics identified by the Local Planning Authority. Its description of Seafield Road says:

"The residences on each side of Seafield Road are set back from the road, creating a sense of space".

The construction of a two storey building 2.8 metres from the edge of the road would destroy this sense of space, and so do significant harm to the character of the road.

The damage to the character of the area caused by constructing this two storey building 2.8 metres from the edge of the road would mean that this development would also contravene Policy D DM1 of the Arun Local Plan and Policies 1 and 2 of the East Preston Neighbourhood Plan. Policy 2 emphasises the importance placed on preserving the street scene in this part of East Preston.

The Society considers that planning permission should therefore be refused for this application.

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 including your name and address 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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best

to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.