

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC14179
Our Ref: EP/62/17/HH 28-04-2017
Please ask for:
Andrew Wood

8th June 2017

Dear Sir/Madam

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

Double car port
Vedley 18 The Nookery East Preston

Thank you for your internet representation made on 7th June 2017 which has been recorded as '**an objection**' with the comments as follows:

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

The proposed car ports would be built on land outside the boundary of the plot on which 18 The Nookery stands. It is a small area that was left unpaved when the roadway of The Nookery was constructed, and had been a shrubbery. It was sold to the then owner of 18 The Nookery in 2001, with a covenant "Not to build or construct or allow or permit to be built or constructed on the Blue Land any other building". The land was effectively a piece of verge which contributed to the appearance of The Nookery.

Constructing two car ports on this land would eliminate its value as an amenity. It would clearly breach Policy 1 of the East Preston Neighbourhood Plan, which states that development proposals should retain amenity land, including incidental open spaces and roadside verges. It also states in paragraph 4.23 that roadside verges should be preserved. This policy may already have been compromised because a hard surface has been laid on the land. The proposal also conflicts with GEN7 of the Arun Local Plan because it does not respect and enhance local distinctiveness. The covenant is not of course a planning consideration but shows the previous owner's expectation for the land.

For the reasons cited, the Society believes that planning permission should be refused for this application.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Neil Crowther
Group Head of Planning