

David Pettman
93
Worthing Road
East Preston
BN16 1DE

Your Ref: OWPC23692
Our Ref: EP/63/19/HH 05-06-2019
Please ask for:
Zac Denton

17th July 2019

Dear Sir/Madam

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

Single storey side extension and single storey rear extension
91 Worthing Road East Preston

Thank you for your internet representation made on 16th July 2019 which has been recorded as '**an objection**' with the comments as follows:

- 1. Statutory planning notice has not been posted outside of the property within the required time frames laid down by the planning regulations.*
- 2. Property at 91 has already been extended twice, a single storey extension to the rear of the property by the previous owners and then a loft conversion by the current owners, which built on top of the single storey extension. Any further extension would be a considerable over-development of the site, and not in keeping with the style and character of the surrounding properties.*
- 3. When the loft conversion was completed it cut out a considerable amount of light from our kitchen and left us with only a 6 inch view of the sky, the proposed extension will eliminate the light completely.*
- 4. The house at 91 is built on higher ground than our own and the proposed extension will therefore overshadow our property and be oppressively close.*
- 5. Proposed development shows building right up to the boundary, no permission has been sought to access land owned by 93, any guttering would over hang into the land owned by 93.*
- 6. The proposed extension does not comply with the East Preston Village Design statement relating to character area 2, in that the extension is unbalanced and does not look like part of the original building, also the design is unbalanced as it is mainly of to one side of the property, as laid down in the Village Design Statement.*
- 7. The extension will overlook, overshadow and overpower the neighbouring property as the construction proposed would come within 70cms of our house and would not ensure adequate light provision as laid out in the Arun District Council Local Plan.*
- 8. Arun District Council Local Plan Policy D DM4 section D states that where there are small gaps between properties the extension CANNOT be built within 1 metre of the boundary, the plan submitted is clearly in breach of this as it shows the proposed building right up to the boundary.*
- 9. The revised plan submitted shows the new proposal to be almost a metre longer than the original plan submitted and would therefore exacerbate all of the above issues.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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