



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

9th July 2021

david Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@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/64/21/PL
Site Address: 111 Sea Road East Preston BN16 1NX
Description of works: Alterations to existing premises and change of use to Office. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 8th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38101

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

The proposal to replace a wooden shopfront with a black aluminium framed shop window is wholly inappropriate for these premises. They are in a block built in 1921-22, with shops on the ground floor and accommodation in the three upper floors. The block is a good example of the architectural style of that time, with half timbered walls and wooden shop fronts. Its original character has been retained in the century since it was built.

The proposed black aluminium shop window therefore clashes with the rest of the building, and introduces an undesirable break with the original design of the building.

The building was proposed as an addition to Arun's Local List of Buildings and Structures of Character in Proposal 2: Heritage Assets, of the East Preston Neighbourhood Plan. It has not yet been added to the list, though no doubts have been raised about its suitability for inclusion. It is therefore relevant that the Arun Local Plan states, in Paragraph 16.3.3 that

"The Local Plan attaches importance to the protection of Locally Listed buildings.....The Local Planning Authority will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. Any work carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used".

Black aluminium is not an appropriate material for this building.

The proposal is contrary to Policy D DM1 of the Arun Local Plan, because the materials do not reflect those in the surround area; it is contrary to Policy D DM4 of the Local Plan because it does not respect the building; it is contrary to Policy HER DM2 because it would harm a building nominated for the Local List; and it would be contrary to Policy 1 of the East Preston Neighbourhood Plan because it would not reflect the architectural and historical character of surrounding buildings.

This application should therefore be refused.

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 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.