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East Preston Parish Council
Mr Simon Cross
Council Cabin
Sea Road
East Preston
BN16 1LP

Your Ref:
Our Ref: EP/66/10/
Please ask for:
Mr N Crowther

13th July 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Outline application with some matters reserved for new chalet bungalow on land adjacent to St Ann

St Ann The Street East Preston

Thank you for your internet comments made on 13th July 2010 and recorded as follows:

The Planning Committee of this Parish Council considered this Application at its meeting on Monday, 12th July, 2010.

The Committee AGREED that it wished to OBJECT to this Application on the following grounds.

1. The proposal to build in front of the existing would be visually intrusive and out of keeping with the street scene. High quality open space is a key component in the street scene and this development would significantly reduce the amount of garden area. It is considered that the proposal would not integrate with the existing character of the area and therefore conflicts with Planning Policy Statement 3. The road frontage of the current property would effectively be halved which is contrary to the existing street scene.

2. The proposal would result in material detriment to the amenities of the occupiers of the neighbouring properties, by reason of overbearing impact on the existing dwelling, St Ann. The development would thereby detract from the amenities and quiet enjoyment of St Ann, in conflict with Policy GEN7 of the Arun District Local Plan.

3. The proposal would be out of keeping with the prevailing character and appearance of the street scene and detrimental to the spatial quality of the general locality. The proposal is thereby in conflict with Local Development Plan Policies.

4. The proposal is contrary to various provisions of the East Preston Village Design Statement ¿ see pages 7 to 9 and 14 to 15 ¿ some of which are detailed further below.

5. The loss of trees necessitated by this development would be contrary to guidance in the East Preston Village Design Statement that the green appearance of roads should be maintained. (page 7)

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6. The proposed development provides parking for both existing and proposed development at the front of the property, also contrary to guidance in the Village Design Statement. (pages 7 and 14)

7. The whole of The Street is listed as an area of special sensitivity that deserves protection. (page 15)

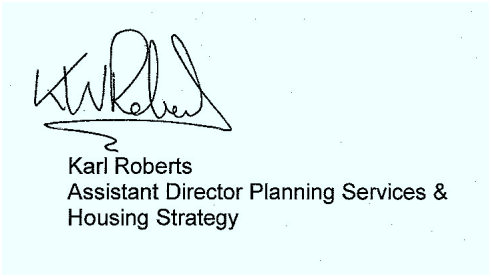
For these reasons this Parish Council would like to see this Application refused Planning Permission.

Simon Cross ¿ Clerk to the Council

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

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy