



Arun District Council
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19th June 2020

MissF WOODYATT
38 The Ridings
East Preston
BN16 2TW

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/67/20/PL
Site Address: Land adjacent to 45 The Ridings East Preston BN16 2TW
Description of works: 1 No. detached house & formation of associated new access.

Thank you for your internet representation made on 18th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27865

Dear All,

I would like to object to this planning application.

The proposed house is vastly oversized, I see a very small garage with limited drive space so I assume as parking on the road is not permitted, it would be owner occupied by a couple with one car and a bicycle each.

The height of the house is far too high, compared to the adjacent properties and will completely overshadow the skyline and the homes around. There seems to be an admittance of the overall height of the building, just approximate reference to the existing trees and bushes.

I also totally object to the third storey window west facing as it will look directly into our home opposite at 38 The Ridings, a traditional thatched cottage with low level roofing.

With the potential of such a large development we would also ask that a strict traffic management plan be developed as part of the planning application, which considers none parking on the road, access and egress from the development for all vehicles, working hours, noise reduction measures, material storage, and dust control. This is to minimise the disruption and damage to The Ridings and the occupants. Presumably as part of the planning application process a full dilapidations survey will be carried out prior to any works to the development and surrounding adjacent vehicle routes.

We look forward to your reply.

Yours Sincerely

Fiona.M.Woodyatt and Andrew Nicholson.

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 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.

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.