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From: john brooks [REDACTED]

Sent: 24 June 2020 13:53

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Re Planning Application EP/67/20/PL 47 The Ridings, East Preston.

47 The Ridings, East Preston

We wish to make the following objections/negative comments re the above Planning Application.

There are 6 bedrooms shown on the plans, but only a single car garage. The driveway is quite short, not very wide with a small turning(?) area. Where will the vehicles that one expects to belong to the inhabitants of a 6 bedroomed house park? Also the vehicles belonging to any visitors to the property? The Willowhayne Estate policy is that parking is not permitted on estate roads.

There is no reference as to the actual height of the proposed dwelling. Living accommodation is shown as being on 3 floors and thus it is likely that the dwelling will be higher than those immediately surrounding it which is not an acceptable situation. Planning permission has in recent weeks been granted for another large house in the same plot of land (No.45). The 2nd of two large 6 bedroomed houses in the same plot, culminating obviously in two much smaller plots. These two houses within The Ridings will fall within the East Preston Village Design Statement which comments that 'any new development should not clash with its surroundings, and that the relatively large gardens should be retained as they are a characteristic of the area'. We would argue that looking at those properties surrounding the proposed development that this Application does not conform.

The third comment relates to Traffic Management/Road Safety. The planned development(s) are located just South (approx 25 yards) of an oval shaped tree/shrub covered island which severely restricts the vision of vehicles travelling in a southerly direction (many travelling too fast). The road

at this point is single carriageway with no footpaths even though it is used by many pedestrians both from within and without the estate. NO development traffic should be allowed to park on the road within 50 yards of the island. Without this we believe there is an accident just waiting to happen. Large vehicles should also be restricted from turning within The Ridings, thus avoiding damage to verges and other residents property. It is therefore vital that a sensible, practical, enforceable Traffic Management Plan is drawn up and agreed before any development were to take place.

We trust that you will take note of our concerns when considering this Application.

Yours sincerely

John & Julie Brooks
41 The Ridings, East Preston