



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

8th July 2020

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

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 8th July 2020 which has been recorded as an objection with the comments as follows:

OWQC28286

The Planning & Licensing Committee considered this Application at its meeting on Monday, 22nd June.

The committee agreed to raise the following objection to this proposal.

The committee was concerned a property of this size would realistically likely generate a need for more parking spaces than the three required.

Overall, the property may be a bit big for its location within the plot and streetscene. The committee was also concerned about the exact number of storeys this property will be. Drawing 935/P01B includes two First Floor Plans, which is physically impossible. The committee considered the proposed design would be contrary to Policy 1 of the East Preston Neighbourhood Plan, paragraph 4.14 of which states, New or altered buildings that exceed two stories in height will rarely be acceptable. It is clear from the concerns raised by neighbouring properties the roofspace is seen as a separate storey by those most closely affected.

There was also some concern expressed about the proximity of the new building to the northern boundary. As this boundary will be better seen from the road than the southern boundary, there was concern this would appear cramped when there is enough space on the site to have the northern elevation further away from the northern boundary of the plot.

For these reasons, this council asks Arun District Council to consider refusal of this Planning Application.

Simon Cross - Clerk to the Council

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.

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.