



Arun District Council
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23rd July 2021

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/68/21/HH
Site Address: Merrydown Kingston Lane East Preston BN16 1RP
Description of works: Erection of timber framed detached garage with ancillary accommodation on first floor, installation of electric gated entrance, erection of new brick garden walls and extension to existing driveway and hardstanding.

Thank you for your internet representation made on 22nd July 2021 which has been recorded as an objection with the comments as follows:

OWPC38708

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

The two most relevant considerations in judging this application are that it lies in an Area of Special Character; and its scale is that of a small detached house. The issue is therefore whether or how would an additional house best be fitted into this Area of Special Character?

The description of the Area of Special Character emphasises that there is a regular building line, and that: "There is an appearance of low density and spaciousness about the area with space between buildings being an important feature".

The construction of the proposed new building would therefore compromise the characteristics of the area. The Society's first preference for the outcome of this application is that permission for an additional building should be refused.

If Arun is minded to approve the construction of an additional building in this Area, it should ensure that it is sited so that its position reflects the character of the area, to conform to policy D DM1 of the Local Plan. The position now proposed, far ahead of the existing houses, is wholly inappropriate. It should be aligned with the existing houses. The materials used in the new building should reflect the colour and texture of the materials in the adjoining buildings. to conform to Policy D DM1 and Policy 1 of the East Preston Neighbourhood Plan.

This application should therefore be refused.

David Sawers
Chairman, East Preston and Kington 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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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.