



Arun District Council
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30th July 2021

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

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 28th July 2021 which has been recorded as an objection with the comments as follows:

OWQC38882

This council's Planning & Licensing Committee considered this Application on 12th and 26th July. My apologies these comments are being submitted after the closing date.

As the property is within the Elm Avenue, Golden Avenue (part), Kingston Lane (part) North Lane (part) East Preston Area of Special Character, the committee agreed to object to this Application on the following grounds.

1. The proposed garage is deemed to be too close to the front boundary and would be better sited further back, at least to be in line with the eastern elevation of Oakcroft to the south. This would address the comment in the description of the Area of Special Character, There is a regular building line .
2. The proposed gate is very solid and not in keeping with the semi-rural setting of this property.
3. The proposed use of slate on the garage roof is out of keeping with the earth-tones palette of materials on nearby buildings and possibly also contrary to the semi-rural setting of this property.
4. The committee is concerned about the proposed height of the front wall at 1.7m, however accepts that it will be screened by the existing hedge. If it is possible to add a Condition relating to the retention of this hedge or future replacement with a similar height fence, that would be appreciated.

This council believes every effort should be made to retain the Special Character of this Area of Special Character, and that whilst not objecting in principle to the proposal to build a timber-framed garage with studio flat above, it feels a more sensitive proposal could be possible. For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this proposal.

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 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.