



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

1st July 2021

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

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/69/21/PL
Site Address: 4 Beechlands Close and east of 18 Beechlands Court Montpelier Road East Preston BN16 1JZ
Description of works: 1 No. 3-bed bungalow (resubmission following EP/10/21/PL). This site is in CIL Zone 4 & is CIL Liable as new dwelling.

Thank you for your internet representation made on 1st July 2021 which has been recorded as an objection with the comments as follows:

OWQC37894

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 28th June. The committee agreed to object to this Application on the following grounds.

The council is very concerned at the lack of outside amenity space included in this proposal and hopes ADC will ensure all inner and outer dimensions of this proposed building accord with ADC's own amenity standards.

The council remains concerned about the likelihood a property capable of sleeping up to five people will require more than two parking spaces in an area where parking availability is already limited.

In light of the concerns over amenity space provided, should ADC be minded to grant Planning Permission for this property, this council asks that an Article 4 is applied to the property removing Permitted Development rights for the property as any extensions will simply further erode the limited amenity space.

For this reason, this council asks ADC to refusing Planning Permission for this development.

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.

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.