

Mr & Mrs Sievwright
1 Westfield Ave
East Preston
BN16 1PH

Your Ref: 000013356

Our Ref: EP/70/12/

27-06-2012

Please ask for:
Mr P Cleveland

9th August 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Alterations & first floor extension, providing a reduced garden room on the ground floor, together with conversion of garage to a gym & 2 new bedrooms, study & bathroom to first floor. Removal of existing pitched roof & replace with lower mono pitched roof

Sandgate House South Strand East Preston Littlehampton

Thank you for your internet representation made on 8th August 2012 which has been recorded as **an objection** with the comments as follows:

As the pictures in this application clearly show, this property has a prominent position on the East Preston Beach front and this plan of development is not in keeping with the current scene, nor the general scene of the Angmering on Sea Estate. □

These proposed plans will also breach the East Preston Village design statement in that:-

a. Limit new building to heights not specifically greater than those of existing buildings. □

b. Design of new buildings should harmonise with existing buildings. □

c. Ensure that public spaces, including the beach, are preserved and protected from intrusive developments on their boundaries. □

d. Rendered walls in the Angmering-on-Sea Estate should be preserved on new buildings and extensions. □

□

□

In our view the proposed extension does not comply with Policy DEV19 because the design of the proposed extension is not sympathetic to the existing building, it is not visually integrated with the existing building and its form and scale are not well-related to the existing building. Why would ADC Planning give their permission for more ghastly and uncharacteristic wood-clad New England (USA) style houses to be built on an Estate which is situated in West Sussex? □

In addition, it would seem from the proposed plans that the dwelling will lose an existing garage with no plans to supply a replacement one. This could potentially have a negative effect on parking facilities for the property and could adversely affect immediate neighbours and other South Strand residents due to the existing parking restrictions on the Estate. □

Policy DEV19 of the Local Plan states that permission for existing residential buildings will be granted, provided that: □

i. the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials; □

ii. the extension is visually subservient to the main building; □

iii. the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties; □

We do not believe that these criteria are met with these proposed plans and thus the application should be refused. □

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration