

East Preston Parish Council
Mr Simon Cross
Council Cabin
Sea Road
East Preston
BN16 1LP

Your Ref: 000013354

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:

The Planning Committee of this council considered this Application at its meeting on 23rd July 2012. □

□

This council wishes to object to this proposal on the following grounds: □

□

As per the beach view montage, the proposed changes will result in a change of the view from the beach, contrary to the East Preston Village Design Statement, page 10. □

□

The western side of the building will be significantly higher than buildings immediately to the west of it, and this may give an unbalanced feel to the area, although it is accepted that properties further east are higher. It is expected that the design would erode the views to sea of properties to the north of Sandgate House itself. □

□

This council feels that the scale of the proposed building would have a detrimental impact upon the appearance of the locality, contrary to GEN7 and DEV19 of the current Arun District Local Plan. The modern design of the building, in such a prominent position, would be out of keeping with other properties along the foreshore. □

□

Section 3 of Policy DM14 in the emerging Arun Local Plan states that development should ¿(h)ave minimal impact to users and occupiers of nearby property and land.¿ This council is concerned that the proposed balconies may discomfort beach users. □

□

For these reasons this council would like Arun District Council to object to this Application.

□

□

Simon Cross - Clerk to the Council □

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