

Anni Stevens
1 The Lawns
South Strand
East Preston
West Sussex
BN16 1PW

Your Ref: 000013353

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:

feel that 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; ☐

it will form the highest part of the building and as such will visually dominate the existing building and not be subservient to it as required. ☐

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Breach of the East Preston Design Statement which constitutes material considerations when determining planning applications in this area. The application contravenes the following principles of the Design Statement:- ☐

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

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b. *New & existing buildings should never exceed two storeys.* ☐

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c. *Design of new buildings should harmonise with existing buildings.* ☐

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d. *Extensions should be invisible from the road.* ☐

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e. *Ensure that public spaces, including the beach, are preserved and protected from intrusive developments on their boundaries.* ☐

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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