

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
East Preston
BN16 1PP

Your Ref: 000013347

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 7th August 2012 which has been recorded as **an objection** with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society. □

It considers that the design of the proposed alterations to Sandgate House would produce unacceptable adverse effects on the appearance of the area and on the amenities of neighbouring residents. The setting of Sandgate House is especially sensitive, being only a few metres from the beach, and at a point where almost all the neighbouring properties are bungalows. The addition of a second storey to the house would therefore create a building that closely overlooks the beach. The present building is unobtrusive and almost invisible behind shrubs, and the neighbouring bungalows are set well back from the beach. □

The proposed design for the rebuilt house, with flat roofs and large metal framed windows, is incompatible with the design and materials of the adjoining buildings. The rebuilt house would therefore stand out like a sore thumb among its neighbours, in a position where many people are bound to see it. □

The new balcony on the proposed building would overlook the gardens of neighbouring properties, producing an unacceptable adverse effect on them. □

This application is therefore contrary to policy GEN7(ii) and (iv), and to the guidelines of the East Preston Village Design Statement. The VDS emphasises the importance of preserving views from the beach, and of ensuring that new buildings harmonise with their neighbours. □

For these reasons, the Society believes that planning permission should be refused for this application. □

□

David Sawers □

Chairman □

East Preston and Kingston Preservation Society

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