



East Preston Parish Council
Mr Simon Cross
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Your Ref: 000013608

Our Ref: EP/70/12/

Please ask for:

Mr P Cleveland

7th September 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 comments made on 6th September 2012 and recorded as follows:

The Planning Committee of this council considered the revised version of this Application at its meeting on 28th August 2012, and following a site visit, at a further meeting on Monday, 3rd September.

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

The whole proposal will result in a change of the view from the beach, contrary to the East Preston Village Design Statement, page 10.

The southern end of the western side of the building will be higher than at present, and this could result in gardens to the east being overlooked. There will be windows in the western elevation and not all of these are shown on plan SK30 as having obscured glazing.

The mass of the upwards extension will result in an overbearing feel for the residents of the properties to the west. It is also expected that the design would erode the views to sea of properties to the north of Sandgate House itself. This council does appreciate that for some of the length of the building the roofline will be lower than at present.

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 ¿Have minimal impact to users and occupiers of nearby property and land.¿ This council is concerned that the proposed balcony may discomfort beach users.

The combination of these concerns has led this council to consider that this application is unneighbourly.

Finally, I would refer you back to the second reason for refusal of nearby Planning Application EP/104/03, ¿If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area¿.

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 note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration