

2nd September 2026

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane
East Preston
Littlehampton
BN16 2SP

Case Officer: Susan Haley
Telephone: 01903 737694
Email: susan.haley@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: EP/71/26/HH
Site Address: 51 Warren Crescent East Preston BN16 1BL
Description of works: Extension to the side and infill extension to the rear, new roof and loft conversion and alterations to fenestration including removal of front porch.

Thank you for your internet representation made on 28th August 2026 which has been recorded as an objection with the comments as follows:

OWPC86296

I write on behalf of the East Preston and Kingston Preservation Society to object to this application. The proposed structure would present an uncompromisingly square profile to the street view, without even the mitigation of half hips to soften this profile and thus totally out of keeping with the rest of this street of compact properties which feature steeply sloping roofs, with the impact emphasised by the planned increase in roof height. The design thus contravenes Policies 1i and 3ii of the East Preston Neighbourhood Plans (EPNP and the emerging EPNP 2) and does not follow the design guidelines in the East Preston Village Design Statement nor those in the Village Design Guide attached to the emerging reviewed Neighbourhood Plan (EPNP2). We also feel that the side extension to the boundary with no.49 constitutes overdevelopment of a small plot. We would also point out that the irregular placement of rooflights on the front elevation contravenes paragraphs 4.15 (EPNP) and 4.13 (EPNP2) "- Irregularly spaced rooflights at the front of a building should be avoided."

For these reasons we ask that consideration be given to the refusal of this application.

Unfortunately, it is not possible for the council to respond to comments on planning applications but your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must

make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>