

David Sawers
10Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC23899
Our Ref: EP/75/19/PL 19-06-2019
Please ask for:
Zac Denton

5th August 2019

Dear Sir/Madam

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

1no. new dwelling (re-submission of approved application reference EP/105/16/PL).
Seahaven (Land West of Ash Hollow) Seafield Road East Preston

Thank you for your internet representation made on 2nd August 2019 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.

The present application shows a house that is larger and taller than the design for which planning permission has been granted, and which would be built of different materials. Seafield Road is in an Area of Character, and development should therefore preserve, and where possible enhance the special character of the area. In Seafield Road, this character is an attractive streetscape with mature hedges and houses set back from the road, built to a very low density, which creates a sense of space.

The front boundary treatment of this proposed house should therefore be a hedge, supplemented by trees. The size and height of the house, on a plot smaller than others in the road, would jeopardise the present sense of space. These features would also produce a house that contravened Policy 2 of the East Preston Neighbourhood Plan, which states that large houses on small plots should be avoided; and Policy D DM1 (1) of the Arun Local Plan because the house would not reflect the character of the surrounding area. It would be too urban in character for its surroundings, and would appear too large and tall for its plot.

The proposed materials would also contravene Policy D DM1 of the Local Plan and Policy 1 of the Neighbourhood Plan. The use of fibre cement weatherboarding on the first floor walls and a slate roof, would not reflect the character of the materials used in the surrounding area.

Planning permission should therefore be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further

information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning