

8th October 2025

Mrs. Penny Webster
Boundary House
4 Sea Lane Close
East Preston
West Sussex
BN16 1NQ

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/75/25/HH
Site Address: Fleurs Et Neige 23 Michel Grove East Preston BN16 2SX
Description of works: Erection of a single-storey garden outbuilding comprising a multi-use garden studio with integrated store.

Thank you for your internet representation made on 7th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79127

My concerns about Planning Application EP/75/25/HH

1. DIMENSIONS

In the general notes section on all plans it states the following - "All dimensions shown on the planning sheets are to be checked by contractors and may be subject to change" Will I be advised of these changes or will it be a fait accompli?

2. POSITION - Planning sheet P1003

* Planning sheet P1003 shows the position of the garden studio room, at its front corner, only 1'8" away from my fencing as is the position of the drainage downpipe from the guttering & roof fascia facing and above my fence. This position is surely too close to my fence/boundary

* The position of the studio building is shown to be positioned at an angle whereby its closeness to my fence gradually widens towards the rear corner where the plans seem to indicate a width of c.3' from my fence.

* Overall the aforementioned positioning is again surely too close to my fence along a length of at least 21 & a half feet of my fencing particularly when the overall height of the studio room is taken into account.

3. HEIGHT OF STUDIO ROOM - Planning sheets P1010 & P1011

* In addition to the issue of closeness to my fencing, the height of the studio looks as if it at least 4 1/2' above my fencing which I think is rather high at a total height of 11'

* The side view of the studio structure above my fencing for almost 22' offers the bold dark colour of the large roof fascia also with guttering and 2 downpipes contrasting with the bright colour of the walls. Once the essential tree and shrub work in the south-east corner of my back garden, which has been planned for months is completed the studio structure will be a rather intrusive view from most of my house.

4. STUDIO ROOM LIGHTING - Planning Sheet P1011

When it is dark & the studio room is less visible from my house, the lighting that is proposed may well be visible from my house, patio & garden. There are 4 downlights in the front soffit across its ceiling plus a 2 bulb wall light. In addition to this there will be internal lighting visible through the glass fronted doors.

5. DRAINAGE

* There is some history of an underlying stream that originally traversed land at the bottom of gardens in Sea Lane Close just beyond their back garden boundaries (ie. properties 1-5 with later properties built between houses) then adjoined the boundaries of properties in Michel Grove.

My understanding is that the stream became contained in a culvert but I am not sure of the extent or maintenance issues. The land/ditch between the property boundaries of Sea Lane Close and Michel Grove was 'adopted' and covered by some properties but not all. I know that some former neighbours of mine 'adopted' the land because their southern boundaries moved further south to occupy the gap.

I mention this in case of drainage issues for the studio room arising from fissures in localised culverts.

* The plan for the build of the Studio Room mentions that Construction will be enabled by Screw Pile foundations. These Screw Piles may have challenges if the soil is waterlogged.

* When the existing concrete slabs are to be re-laid to fit the area in front of the studio room & storage cupboard, as per planning sheet P1010 - will there be concrete/ hard core foundations under all areas of new placement and will this present any drainage issues?

To sum up:-

I sincerely hope that the Studio Room can be moved further away from my fencing to allow for its effective screening from my house and, more especially, to avoid any potential for flooding.

Please consider my comments

Regards, Penny Webster

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>