

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

Your Ref: OWPC17671
Our Ref: EP/7/18/PL 19-01-2018
Please ask for:
Mrs A Gardner

22nd March 2018

Dear Sir/Madam

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

Demolition of existing buildings and erection of 2 no. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats -
Amendment to EP/138/17/PL

Land rear of Beechlands Cottages Beechlands Close EAST PRESTON

Thank you for your internet representation made on 21st March 2018 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 Society considered that this application does not represent a significant improvement on EP/138/17, to which it objected. The Society considers that the present application:

Places the proposed houses too close to the existing and proposed Beechlands Cottages, so that the distance between bedroom windows would be 20-21 metres and overlooking would occur. The proposed houses would have an unacceptably adverse effect on the amenities of these existing or approved houses, which would be contrary to Policy GEN7 (iv) of the Arun Local Plan.

Despite the comments from WSCC, we consider that the development would hamper access to the vehicle entrance to 125 North Lane and would also hamper vehicle access for deliveries to the rear of the shops, at 127-143 North Lane. The development would therefore have an unacceptably adverse effect on the use of these properties, again contrary to Policy GEN7 (iv) of the Arun Local Plan.

The provision of five parking spaces for two houses is now in line with WSCC guidelines, but the development would displace at least 12 vehicles that would presumably end up parking on the already crowded streets. The development would therefore be contrary to the spirit of Policy 1 ii of the East Preston Neighbourhood Plan.

The Society believes that, for the reasons cited above, this application should be refused.

*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 will 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

Neil Crowther
Group Head of Planning