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17th February 2021

Angmering on Sea Estate Residents Association Ltd
c/o Arun Office Services Ltd
55-57 Sea Lane
Rustington
West Sussex
BN16 2RQ

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/7/21/HH
Site Address: Little Dormers 23 Upper Drive East Preston BN16 1QN
Description of works: New bay/porch skirt roof to front elevation & single storey front extension to provide additional garaging.

Thank you for your internet representation made on 16th February 2021 which has been recorded as no objection with the comments as follows:

OWPC33793

'Little Dormers' 23 Upper Drive, East Preston, is situated within the Angmering on Sea Estate. This is a 'private' estate which is maintained by its residents' association - AOSERA.

AOSERA objected to the two previous iterations of the proposals to redevelop this property, but on this occasion we make NO OBJECTION but wish to make several observations.

The proposed building line is approximately 1.5m further forward than that of the neighbours at No.25. However, the properties at 21 and 29 are even further forward. The proposed position of the garage means that the 45 degree angle from the closest window of No.25 is not obstructed. Closer observation of this section of Upper Drive reveals that there is no uniformity in the building line.

The new proposal results in a significantly reduced garage; the planned roof is now 3200mm high - previous proposals were 4715mm and 3670mm. The positioning of the garage on the drive will have a reduced impact: the face edge of the proposed garage is 3500mm from the face edge of the existing house and the face edge of the proposed garage is 4650mm from the edge of the verge which is owned by AOSERA. It is worth noting at this point that the entire estate consists of landscaped verges in lieu of pavements.

The overall reduction in mass will result in significantly less impact on the general amenity and street scene.

There will be an increased gap between the new garage and the boundary with No.25 thereby lessening the overall impact of the development.

The submitted planning application does not make reference to the intention to install two new windows in the rear of the existing property. The submitted 'proposed elevations' plan reveals that a new window (highlighted in brown) is proposed for the southern elevation and a similar new window (highlighted in brown) to the western elevation. We wish to propose that, if approved, a condition is considered stating that these windows should include obscured glass and be partially non-opening in order to protect the amenity and privacy of the neighbours.

AOSERA also requests that, if approved, a condition is imposed in perpetuity that the new garage should not be converted to living accommodation

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. 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.