J P Brooks
41 The Ridings
East Preston
BN16 2TW

Your Ref: OWPC3093
Our Ref: EP/80/14/PL *07-05-2014*
Please ask for:
Mrs A Gardner

8th July 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolish 1 house and construct 4 new dwellings (2 pairs of semi-detached houses). Resubmission of EP/111/12/

60 & 62 Sea Lane East Preston

Thank you for your internet representation made on 8th July 2014 which has been recorded as '**an objection**' with the comments as follows:

> *This application already overlays the existing(approved) application EP/111/12 which increased the number of bedrooms (thus potential occupants) on that part of the site from 4 to 10. Now the application increases the number of bedrooms by a further 6, making 16 in all. This will result in:-*
> *1) More vehicles entering the very restricted road width in this stretch of Sea Lane from the planned properties creating an extra hazard for existing traffic.*
>
> *2) Even more surface water & sewage utilising the already heavily loaded systems. This plot of land is still prone to surface water flooding in times of prolonged heavy downpours, along with neighbouring properties on The Ridings. Still more houses on the site will only exacerbate (or move?) the problem.*
>
> *3)Each proposed 4 bedroomed semi has a single (or tandem?) garage but could have 3 cars or more per property. Looking at the access to each garage this would involve precision planning and parking to ensure that each car was parked in the right place at the right time. In the likely event that the cars were not, there would likely be considerable shunting to and fro to get the required car out. It is very likely that the very narrow Sea Lane would be utilised to aid in the shunting, causing a likely obstruction on the main carriageway.*
>
> *Finally,the addition of 2 pairs of semi detached properties does not 'fit in' with the ambience and style of the existing housing in the area, which tends to be detached bungalows and houses.*

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 permisison 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

Karl Roberts
Assistant Director Planning & Economic Regeneration