David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC3160
Our Ref: EP/80/14/PL *07-05-2014*
Please ask for:
Mrs A Gardner

17th 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 16th July 2014 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 considers that the proposed development is inappropriate for its site. The density of the four houses is put at 23.5 per hectare;this density is substantially greater than that of surrounding, existing, development, which ranges from 13 to 17 per hectare in the adjoining parts of Sea Lane, apart from the two houses south of the site, for which the density is 6.7 per hectare. The relatively high density of the development affects the street scene, because it requires much of the frontage of the proposed houses to be devoted to entrances. The scope for planting of boundary hedges, shrubs or tree is thus limited, and the appearance of this part of Sea Lane would differ from that of adjoining sections.This development therefore breaches the development principles of the draft East Preston Neighbourhood Plan, which state that "The density of new development should be low enough to preserve the character of an area. The acceptable density ... will be closely related to the present density".It also conflicts with Policy GEN7 which requires new development to respect and enhance local distinctiveness.*
> *The proposal also has unsatisfactory and inadequate provision for parking. Only the outer houses might be able to park more than two cars, and all would have to park cars in single file, so that cars would to be juggled at times. A four bedroomed house might well have more than two cars, so owners might remove what little greenery there would be in front of the houses to widen the drives. They may also park cars on the road to ensure they are available for use when needed. The draft East Preston Neighbourhood Plan states that developments should not lead to unacceptable levels of on-road parking, following a survey of residents which showed that 98% of respondents agreed that new developments should have adequate parking to avoid an increase in on-road parking.*
> *This application should be refused, as being contrary to policy GEN7 and the policies of the draft East Preston Neighbourhood Plan.*
>
> *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 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