

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC3034
Our Ref: EP/83/14/HH 13-05-2014
Please ask for:
Mr D Sullivan

2nd July 2014

Dear Sir/Madam

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

New driveway and vehicular access to eastern boundary of property. Resubmission following EP/143/13.

Middle Barn The Street East Preston

Thank you for your internet representation made on 1st 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 proposed new entrance and tarmac drive across the grass verge outside Middle Barn would have a severely adverse effect on the street scene and the amenities of East Preston. It would also affect the setting of a building on the Local List of Buildings of Character. The drive would cross the wide grass verge near the apex of a bend, where its impact would be greatest. The flint wall behind provide an appropriate frontage to the three converted barns, and its appearance would be harmed by a breach to provide the new entrance. The scar on the grass verge and breach in the boundary wall are on one of the main entrance routes to the village centre.

Flint front boundary walls and grass verges are both features of especial value in East Preston. The draft Neighbourhood Plan emphasises the importance of preserving front boundary walls and other features that contribute to the street scene in this part of the village (Character Area 3); The East Preston Village Design Statement emphasises the importance of preserving verges in this area. Middle Barn is on the Local List of Buildings of Character; policy GEN22 states that development that would adversely affect the setting of such buildings will not be permitted. The breach in the front wall and scar on the verge would adversely affect the setting of Middle Barn.

Visibility to the north from the proposed entrance is obstructed by a low-growing tree, which is not marked on the plan of the scheme. There would therefore be safety implications if it was built.

The proposed creation of a new entrance to Middle Barn would therefore be contrary to the policies of the Arun Local Plan, the East Preston Village Design Statement and the draft East Preston Neighbourhood Plan. Planning permission should therefore 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

Karl Roberts
Assistant Director Planning & Economic Regeneration