



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWQC19329
Our Ref: EP/89/18/HH
Please ask for:
Mr Z Denton

19th July 2018

Dear Sir/Madam

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

Loft conversion & single storey rear extension
39 Hillview Crescent East Preston

Thank you for your internet comments made on 18th July 2018 which has been recorded as **'an objection'** with the comments as follows:

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 9th July.

The committee agreed to object to this proposal on the following grounds.

The property, one of the first built in Hillview Crescent, is the only detached bungalow in the road. The proposed extension will result in a very square property, out of keeping with the existing street scene and unlikely to look part of the original design of the house, therefore contrary to Policy 1 of the made East Preston Neighbourhood Plan. Policy 1 of the made East Preston Neighbourhood Plan also states, [extensions] should not be visually intrusive or alter the pattern of the street scene.

This council believes the unsympathetic design will have an unacceptable impact upon the character and appearance of the host dwelling as well as of the immediate locality which would be contrary to saved policies GEN7 and DEV19 of the Arun District Local Plan. The unsympathetic design is also deemed contrary to the National Planning Policy Framework.

Policy 3 of the made East Preston Neighbourhood Plan states A hipped roof should only be changed to a gable end at the rear this proposal is therefore contrary to that policy. Only one nearby property has converted to a side-facing gable end. The proposed roof-works could not be called subservient to the existing property, will be overbearing and would harm the character of the road. These are therefore contrary to Policy 1 of the made East Preston Neighbourhood Plan.

The proposed rooflight in the front elevation does not respect the symmetry of the building as a whole and is therefore also contrary to Policy 1 of the made East Preston Neighbourhood Plan.

The proposal is contrary to Policy 3 of the made East Preston Neighbourhood Plan which states the basic form of the roof is not altered when creating a new room in a roof space.

For these reasons, this council believes Arun District Council should consider refusing Planning Permission for this proposal.

Simon Cross - Clerk to the Council

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning