



Arun District Council
Arun Civic Centre
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20th August 2021

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/91/21/HH
Site Address: 23 Seaview Road East Preston BN16 1LX
Description of works: Replacement of existing roof including loft conversion and raising of ridge and eaves by 500mm. Dormer to rear roof slope. Alterations to existing external materials. Insertion of new bi-folding doors to rear of property. Construction of new porch.

Thank you for your internet representation made on 19th August 2021 which has been recorded as an objection with the comments as follows:

OWQC39742

This council's Planning & Licensing Committee considered this Application at its meeting held on 9th August. The applicants, via their agent, were invited to attend the meeting but did not.

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

The proposal is to extend a property on a site which we believe is already cramped. Although the footprint of the building does not appear to be increasing, the proposed additional height of the property could result in the site looking overdeveloped.

Whilst the front of the property remains relatively unchanged, the rear elevation will be changed dramatically, resulting in visually a three-storey property, clearly visible from the busy footpath to the west of the site. This council believes the proposal to be contrary to Policy 1: Housing General Principles of the made East Preston Neighbourhood Plan, paragraph 4.14 of which states, New or altered buildings that exceed two storeys in height will rarely be acceptable. Rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole. The proposed almost full-width dormer is unlikely to be considered subservient by many and will leave very little of the pitched roof visible. It is also possible the windows in the proposed dormer will increase overlooking of neighbouring properties and reduce the privacy currently enjoyed by the occupants of those premises.

The provision of a fourth bedroom could result in an increased demand for parking at and around the property. Currently, there appears to be limited on-site parking because of the layout of the area in front of the property. There is no indication this will change so will the revised property be able to provide the required amount of on-site parking. Seaview Road is a very popular road for parking, especially during the summer.

The committee was also concerned about the choice of materials. We do not believe there are any cedar timber-clad buildings within sight of the front of this property.

This council feels the proposal would have a significant impact upon the property and the locality and is, therefore, contrary to Policies D DM1 and D DM4 of the Arun Local Plan, Policy 1 of the made East Preston Neighbourhood Plan and Policy M of the Arun Design Guide.

For these reasons, this council asks Arun District Council to consider refusing Planning Permission for this Application.

Simon Cross - Clerk to the Council

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 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.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>