

Objections to Planning Application: EP/96/20/HH – 23 Upper Drive, East Preston

For the Attention of Zachariah Denton, Planning Officer

I wish to strongly object to the Garage element of the above Application primarily due to its sheer size and location so far from the property and close to the road edge.

- 1) The proposed structure is huge and totally out of keeping with the appearance and aesthetics of Upper Drive which current residents have taken care to observe and maintain. In my view, a dangerous precedent would be set if this huge structure was allowed. This 5.5m x 5.5m x 4.7m high block is almost equivalent to an additional residential building which would have a dramatic, negative effect on the overall appearance of Upper Drive.

The plot is not large enough to accommodate a detached double garage let alone one of this size which is in addition to the integral garage already on the property.

- 2) The location of this proposed structure extends way out beyond the building line which will severely impact the required sight lines when exiting onto Upper Drive. This could introduce a dangerous traffic situation.
- 3) The location of this proposed structure contravenes the building regulations of the Angmering-on Sea Estate Residents Association.
- 4) The proposed garage is totally out of keeping with the visual appearance of Upper Drive and will have a dramatic effect on the Drive when viewed either from the South or North.
- 5) It will also have a negative effect on the daylight reaching No: 25.
- 6) It is my understanding that such a structure also contravenes the Estate Covenants embodied within the Land Registry for properties in Upper Drive.
- 7) It is my understanding that such a structure contravenes the Arun Design Guide SPD.

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Laurie Hearn
12 Upper Drive