

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

For the Attention of Zac Denton, Planning Officer

With reference to the above Planning Application, I wish to object in the strongest possible terms to the proposed Garage element of the Application.

My objections are as follows ...

By it's position, the Garage completely contravenes the building lines of all the properties on the western side of Upper Drive, namely No's 21, 25, 27 and 29 and materially changes the consistent view of properties in Upper Drive.

By having to extend out to the road edge, the plot clearly is insufficient to accommodate a detached garage in that location.

The Garage is unnecessarily large in both height and width, namely 5.5m x 5.5m and 4.715 high.

Visual access to Upper Drive, re: oncoming traffic, from No. 25 particularly, will be seriously impaired by such an imposing structure.

The Garage extremity to the East (roadside) may contravene the properties Land Registry boundary, as the Angmering-on-Sea Estate Residents Association (AOSERA) own all estate verges. In the past the verge at No. 23 was replaced with tarmac, giving the appearance that it is part of the Road, however, it should not be built over.

The effect of reduced daylight to No. 25 by such a large structure should also be taken into consideration.

The Estate Covenants (in existence since 1927 and applied to all Estate properties since) clearly state ... quote, *"No building shall be erected on the land except as an addition to the adjoining premises "*

The proposed Garage is **not** adjoining the premises and as such it is a separate structure, therefore contravening the Estate Covenants. As allowed by the Covenants, there is already an existing garage attached to the property.

Stuart McFadyen

27 Upper Drive

4th September 2020