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8th September 2020

Stuart McFadyen
27 Upper Drive
East Preston
Littlehampton
West Sussex
BN16 1QN

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/96/20/HH
Site Address: Little Dormers 23 Upper Drive East Preston BN16 1QN
Description of works: Roof and fenestration alterations to the rear elevation, new bay and porch skirt roof to the front elevation, and new roof linked detached double garage.

Thank you for your internet representation made on 4th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29407

Planning Application EP/96/20/HH - 23 Upper Drive

For the Attention of Zac Denton

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

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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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
www.arun.gov.uk/planning-privacy-statements

**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.**