



Arun District Council
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8th September 2020

Laurie Hearn
12 Upper Drive East Preston,
BN16 1QN

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

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 5th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29414

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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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.