



Arun District Council
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9th September 2020

Kim Fleming
29 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 9th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29473

I would like to object to the garage proposal on the following basis:

The garage proposal is in complete contravention to the build line of all the other properties within the road; the western elevation of the proposed garage is further forward than the existing Eastern elevation of all other properties in this section of Upper Drive (Excluding 31 Upper Drive, which fronts onto Southview)

The plot is insufficient to accommodate a detached garage, let alone a double structure, hence the original design of the property included an integral single garage

The proposed garage is unnecessarily large in both height and width

The garage is too close to the Northern boundary of 25 Upper drive from an aesthetic view point, changing the complete appearance of the road

The proposed gap between the garage and the boundary of 25 Upper drive is unserviceable from a maintenance perspective.

The proposed garage measurements total 30.25 square meters. Modern regulations for a 1-bedroom flat are 37 square meters and I would argue that the size of this garage is nearing the size of a separate dwelling. This is unreasonable on the size of this plot in this area.

This is not an example of a link attached garage because the walls of the garage are not attached to the main dwelling. It is attached via a covered walkway and the access to the garage is external only and therefore it should be considered as a detached garage for the purposes of planning

Whilst I have no objection to the roof alterations or of a conversion of the current garage, the double garage proposal is completely unreasonable.

The plots on the estate are not generous and as such a proposal would significantly change the sole and feel of the estate and set a dangerous precedent for other future applications.

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.