

David Sawers
10 Seaview Avenue
East Preston
BN16 1PP

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Your Ref: 000013905

Our Ref: EP/97/12/

12-09-2012

Please ask for:

Mr P Cleveland

15th October 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Side two storey extension, front dormer, front porch and new detached garage
2 Elm Avenue East Preston

Thank you for your internet representation made on 12th October 2012 which has been recorded as **an objection** with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society. ☐

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Two features of this proposal are contrary to the policies of the Arun Local Plan and the guidelines of the East Preston Village Design Statement: ☐

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1. The position of the new garage, close to the road and ahead of any existing buildings in the road, would conflict with policy GEN7, because it does not respond positively to the characteristics of the site; with policy DEV19, because it affects the spatial character and pattern of the street; and with the guidance concerning the Elm Avenue Area of Special Character, which emphasises the importance of the regular building line in the area. ☐

2. The use of shiplack cladding on the new garage and the facade of the house. This material is not used on any other building in the road, and its introduction would be contrary to policy DEV19, because the extension would not be visually integrated with the existing building in materials, while the use of this material on the extension and garage would compromise the pattern of the street; and the use of this material would also be contrary to the guidelines of the East Preston Village Design Statement, which emphasises that materials in new buildings should harmonise in both colour and texture with those in existing buildings in a road. ☐

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For these reasons, this application should be refused. It might be acceptable if the garage was omitted, and if the materials used on the house were brick and rendering to match the materials in adjoining houses. ☐

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David Sawers ☐

Chairman ☐

East Preston and Kingston Preservation Society

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration