



East Preston Parish Council
Mr Simon Cross
Council Cabin
Sea Road
East Preston
BN16 1LP

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: 000013946

Our Ref: EP/97/12/

Please ask for:

Mr P Cleveland

26th 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 comments made on 25th October 2012 and recorded as follows:

Following further consideration of this Application, this council would like to withdraw the comments it made dated 11th October 2012.

This council wishes to support the comments that have been submitted separately by the East Preston & Kingston Preservation Society, namely:

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:

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.

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.

Simon Cross - Clerk to the Council

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

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration