David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC21725
Our Ref: K/7/19/PL *08-02-2019*
Please ask for:
Mrs A Gardner

14th March 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling and erection of one new dwelling - Resubmission of K/23/18/PL

Little Deerswood Gorse Avenue East Preston

Thank you for your internet representation made on 13th March 2019 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.

The Society commented that the previous application on this site, K/23/18, represented an insensitive attempt to insert a large house into a narrow site. The same comment applies to the present application. Although it is said to extend 6.5 metres less to the south than the previous design and to be within the building line set by Sandy Lodge to the west, it still extends about 10 metres further south than the existing house, which is aligned with its western neighbours. This three storey house, with its top storey faced with bronze coloured zinc, would therefore be oppressive to its neighbours and disrupt the pattern of the existing development. Overlooking may be controlled by the use of obscured glass in windows and in screens on the sides of balconies, but the visual impact of the three storey building 10 metres ahead of the southern building line cannot be alleviated. In its position, the southern side of the house would be seen by many more people than the northern, street, fa ade, because the greensward to the south is a popular walk, and few people use the estate roads.

The insertion of a three storey flat roofed house next to two storey houses with pitched roofs would create a break in the pattern of the streetscape, and debase the rhythm of the existing rooflines.The appearance of the streetscene, the northern side of the development, would thuse be harmed as well as the southern side.

The design and materials of the house - three storeys, flat roofed, faced with limestone and bronze zinc - is more appropriate to an urban than a seaside setting. The inappropriate materials would magnify the unfortunate impact created by the sheer size of the house.

This combination of characteristics render the proposal contrary to policies D SP1 and D DM1 of the Arun Local Plan. Planning permission should therefore be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equallity or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning