David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC23636
Our Ref: K/7/19/PL *08-02-2019*
Please ask for:
Mrs A Gardner

10th July 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 9th July 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 has objected strongly to the earlier versions of this proposal. While the present proposal is less objectionable than the previous designs, it remains incompatible with the policies of the Arun Local Plan and should therefore be refused planning permission.

It remains a bulky three storey flat roofed modernist design in in an estate of houses built in in a traditional English style,with pitched roofs. The surrounding area does have this character, and statements that the area has no set character show ignorance of the district.The proposed house would therefore appear as an alien intrusion, which would break the line of roofs along the street frontage, which set the present character of the road. Its design does not reflect the character of its surroundings, and is therefore incompatible with policy D DM1 of the Local Plan.

The house still extends southward much further than the existing house on the site or than its neighbours to the west. The Agent's suggestion to the contrary is incompatible with the site plan he has supplied. The house would therefore appear oppressive to the houses to the west, and its first floor balcony would provide an uninterrupted view of the front gardens of these houses. Again, the design is contrary to policy D DM1, because it would not have minimal impact on its neighbours.

The proposed materials, in which reconstituted stone and zinc sheet predominate, are like nothing in the surrounding houses. Once again, the design is incompatible with policy D DM1, which requires that materials reflect the character of materials in the surrounding area in colour and texture.

The design of this house therefore shows total disregard for the policies 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