

Mr G Lewis
Downside, Somerset Road, East Preston.

BN16 1BZ

Your Ref: OWPC6835
Our Ref: R/181/15/PL 15-07-2015
Please ask for:
Mrs A Gardner

2nd September 2015

Dear Sir/Madam

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

Erection of 2 No. 3 bed dwellings, demolition of existing garage & shed & erection of new car port. Resubmission following R/305/14/PL. This application affects the character & appearance of the Station Road Conservation Area.
Land to the south of The Tiled Barn Station Road East Preston

Thank you for your internet representation made on 1st September 2015 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to this application because the size and position of the two houses proposed would have a detrimental effect on the Rustington/East Preston Conservation Area, and in particular on the view across the road from East Preston Parish Church and from the green at the junction of Vicarage Lane and Station Road.

Because the site of the proposed houses is above the level of the road, this would make them particularly visible, which is contrary to section 2.3 "Standard of New Development in Conservation Areas" in the Supplementary Planning Guidance for such areas, which states that such development should not "impair views from the public vantage points or open space considered important to the special character and appearance of the area".

The photomontages of the proposed houses make it all too clear that these buildings would seriously damage the view from the church and from the public road. The existing buildings visible from this point (including the two converted barns to the north of the proposed houses) have character and a sense of history, which would be greatly diminished by having these two new houses dominating the bend in the road. At present the simple fence on the bend provides a neutral boundary to the Conservation Area and its special character - and thus does not distract from it. This is how the area should remain and the current application should therefore be refused.

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 will 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
Director Planning & Economic Regeneration