

19 October 2018

Kingston Gorse Estate (Sussex) Ltd
41a Beach Road
Littlehampton
West Sussex
BN17 5JA

Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs

Ref: Planning Application: FG/159/18/PL Bluebird Cafe

On behalf of Kingston Gorse Estate Board, I make the following comments on the planning application relating to the Bluebird Café. Please accept this letter as an objection to the planning application.

There is an adverse effect on the residential amenity of adjacent neighbours by reason of:

- a) Overlooking: The first-floor balconies in the new development will overlook the properties to the west.*
- b) Privacy: The windows and balconies facing west will cause a loss of privacy to adjacent properties.*
- c) View: As the proposed building is significantly south of the existing properties it will be of detriment to views afforded to adjacent properties on Kingston Gorse thereby having an adverse effect on the residential amenity.*
- d) The new development will attract a greater number of visitors significantly increasing traffic movement in an area that has insufficient access and parking facilities.*
- e) Increased noise from customers/music particularly during the extended evening periods will impact on neighbouring properties.*
- f) Increased traffic noise, particularly in evening, due to a greater number of car movements in the car park.*

The proposal will have a detrimental visual impact on the character of the neighbourhood by reason of:

- a) *It is an over development of a quiet beach café.*
- b) *The increased noise and use will be of detriment to the tranquillity of the area.*

The development would adversely affect highway safety or the convenience of road users by way of:

- a) *Increased traffic flow at the entrance to car park which is already severely restricted.*
- b) *Insufficient car parking spaces. The car park, particularly in the summer and at weekends, with its use by residents, walkers, visitors to the beach etc. together with the existing café is already extremely busy. The roads in both Ferring and Kingston Gorse are privately owned and "on road" parking by non-residents is not permitted. The proposal will inevitably result in more cars parking on adjacent roads which will result in reduced safe routes for pedestrians and restricted access for emergency vehicles.*

Yours Faithfully

Alan Morcombe
Chairman – Kingston Gorse Estate