

Mr & Mrs. T. Daniel
55 Coastal Road
East Preston
West Sussex
BN16 1SN

Mrs. A. Gardner
The Planning Department
Arun Civic centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

8.5.2018

Dear Mrs. Gardner

Re : Planning application K/10/18/HH La Casa 57 Coastal road

We would like to strongly object to the to the above planning application. We are the owners of 55 Coastal road which is the house immediately to the east of this property.

Firstly the size and scale of the development is totally overpowering to both it's neighbouring properties and indeed to all the other properties in the immediate location. The existing property is already large in comparison to both it's immediate neighbours aswell as to those properties across the road. The increase in scale above the existing property we feel is excessive.

The overdevelopment is made worst by the proposal of an increased roof height which is even more detrimental as it is a flat as opposed to a pitched roof which both affects light to adjoining properties and has an oversized appearance.

Secondly besides the overbearing scale of this proposal we will suffer greatly from a drastic loss of privacy. We have our main bedroom on the first floor facing west with large windows and a glass door leading out to a full length balcony running north to south along this west side. The loss of light is going to be enormous as the proposal is looking to increase the southern building line which is already one of the most pronounced in the locality by a further 1500 mm and is also proposing to bring the first floor level out to this distance. The first floor level extension would be particularly damaging to our light.

Also the increase in windows in both size and quantity on the west side is frankly very distasteful as our bedroom will be overlooked by 3 full length windows. I understood that on new developments any new side windows should be over a certain height to avoid privacy issues to existing properties. We have owned our property since 1984 when it was first built and have always enjoyed our privacy. We feel cloudy glass is not an option as this is not totally opaque and can vary enormously. Also it could be changed at a later date.

This proposal is highly detrimental to adjoining properties through both the loss of light and also its overbearance. This is particularly unneighbourly as a development of this enormous scale with 7 proposed bedrooms must be built with an envisaged high occupancy useage. The proposed development will have the potential to house at least 14 people. I can only assume that it will be used as a business to carry out short term holiday lets to the extreme detriment of both noise and lack of privacy to all adjoining properties.

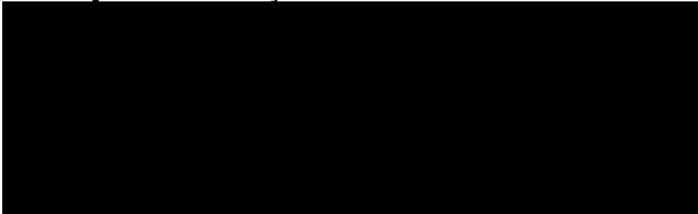
Thirdly this proposal will be detrimental to the visual amenity of the neighbourhood as it is so out of keeping with the scale of the majority of local properties in Coastal road and where its overall footprint is proposed to be double that of our property. The proposed extension to the north side of the property is large enough in regards to the current property but the extension to the south will set a very bad precedent by pushing out the current building line well beyond the vast majority of existing properties.

The proposal mentioned zinc cladding to the majority of the west facing side which we object to as alongwith the loss of light due to the scale of the development will further darken our aspect.

Finally a development of this scale will have an adverse impact on traffic generation during the development and afterwards as a property of this scale and purpose will likely have constant high car/van useage and is very close to a roundabout.

We hope that our comments will be taken into consideration by the district council as there is clearly a need to preserve the residential scale of property size in this location.

yours sincerely



Tom and Kim Daniel

