

Jeffrey Vickers and Linda Barclay
51 Coastal Road
East Preston
West Sussex
BN161SN

Your Ref: OWPC18218
Our Ref: K/10/18/HH 09-03-2018
Please ask for:
Mrs A Gardner

14th May 2018

Dear Sir/Madam

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

Two storey rear extension, recessed second floor extension, landscape works & retention of two storey containers & hoarding.

La Casa 57 Coastal Road Kingston

Thank you for your internet representation made on 13th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs A Gardner

We strongly object to the plans for the proposed building on this site. Firstly the extension of its footprint to the south is out of keeping with neighbouring properties and will undoubtedly overshadow the adjacent property on the east. It will create a precedent for future development and be overbearing to neighbouring property. The potential to have an impact on privacy is obvious in the design as the overlooking windows on that side may be changed from obscure to clear glass after construction.

Secondly the number of bedrooms (7) would suggest that the use to which this property is intended might be commercial. Parking for a similar number of cars will be an issue and may occasion some parking on the road outside. The property is on a roundabout at the junction of four roads and potentially will present a hazard for traffic and pedestrians accessing the beach especially for Coastal Road. At present there are many large deliveries of building materials for several houses in process of construction. This pattern of redevelopment of properties in the road looks set to continue if recent years are anything to go by.

Thirdly the area is residential and a commercial property will upset the balance and possibly contravene West Kingston estate rules for occupation. It seems likely that it may become a party house with the potential to be noisy at weekends and holiday times.

In short we believe that the house that is planned will be of obvious detriment to the community and an unwanted development at a very attractive location.

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 to 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

Neil Crowther
Group Head of Planning