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Your Ref: OWQC18292
Our Ref: K/10/18/HH
Please ask for:
Mrs A Gardner

18th 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 comments made on 17th May 2018 which has been recorded as **'an objection'** with the comments as follows:

Kingston Parish Council objects to this application for the following reasons:

- 1. The proposed development by reason of its increase in scale, width, height, bulk and design will constitute overdevelopment of the site. This includes a rise in roof height and shape to create a 3-storey dwelling with a 2-storey extension to the rear.*
- 2. The proposed development will overly dominate the street scene of Coastal Road and this will adversely affect the character and visual amenity of the area.*
- 3. The site backs onto the greensward running along the edge of the beach, which is a popular coastal footpath and leisure route for residents and visitors. This effectively means the property has a frontage to both north and south. The proposed 2-storey extension to the south of the property when viewed from the greensward is forward of the building line of neighbouring properties and so will also overly dominate views from the greensward.*
- 4. For the reasons given in point 1, the proposed development will be overbearing on neighbouring properties.*
- 5. There will be a loss of privacy for neighbours, all windows or glass to the east and west elevations above ground floor level should be opaque to prevent overlooking, and windows should be non-opening. Balconies should have privacy screens fitted to the east and west. There should be a condition that there is no access onto any of the flat roof spaces (except for maintenance).*
- 6. There will be a severe loss of light to the neighbouring property to the east.*
- 7. The property will now have 7 bedrooms and Council considers there is insufficient off-street parking provided for the potential number of occupants (14 adults). There is no on-*

street parking available nearby due to Coastal Road being a private road.

Given the proximity of the proposed development to the roundabout at the junction of Golden Avenue/Coastal Road/Golden Acre (where four sections of road meet) it will be hazardous if vehicles are having to reverse on or off the driveway: both for those reversing and those using the roundabout or travelling along Coastal Road. Therefore, there should also be space allocated for vehicles to turn around on site.

8. The two 2-storey containers in the front garden of the property are extremely damaging to the visual amenity of the street scene and should be removed. Any replacement containers should be single storey and only on site for a clearly restricted time period (e.g. 6 months).

9. Council understands that this is a proposal for a residential development and not a commercial development. However, Council has noted the concerns of residents that the proposed accommodation could be used for commercial purposes such as weekend/holiday lets. Is there a condition that can address this concern?

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



Neil Crowther
Group Head of Planning