

Joyce Stringer
Salamanda ,
37, coastal Road
East Preston
BN16 1SJ

Your Ref: OWPC5922
Our Ref: K/14/15/HH 23-04-2015
Please ask for:
Ross Leal

3rd June 2015

Dear Sir/Madam

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

Demolition of existing garage, side porch & roof level store & water tank & construction of a new side extension, new garage & second floor bedroom.

Broadbeach 39 Coastal Road Kingston

Thank you for your internet representation made on 3rd June 2015 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs

I am writing to object to the planning application K14/15/HH (Broadbeach, 39 Coastal Road, East Preston, BN16 1SN)

I am making this representation on behalf of my mother Joyce Stringer who lives at Salamanda, 37 Coastal Road, next door to number 39.

Our grounds for objection are as follows:

1.

Erection of garage on east side of the property up to the boundary wall would have a detrimental impact on our property. The erection of a garage up to our boundary wall at a height of 3 metres is a further 1.3 metres higher than the existing dividing wall. Whilst the proposed height of 3 metres is only marginally higher than the existing porch as stated in section 2.3 of the design and access statement it is a considerably larger structure 15 m2 footprint vs 2.5 m2 for the existing porch. The existing porch also finishes 1.4m away from the boundary wall, not right up against our boundary.

As an aside, I fail to see how this structure could work as a garage and still allow use of the kitchen door. The reason that the porch is quite so high at the moment (and presumably the extension is proposed to be the same height) is because the kitchen door is not a ground level and the porch contains a series of steps to permit access to the door. Given the width available it would not be possible to have steps to the kitchen door and park a car in the garage.

2.

The Second story extension (third floor) balcony would look into the sun room of our house, impacting on our privacy.

3. We feel that the boundary to boundary development proposed here is not in keeping with the Kingston Parish Neighborhood plan section 7, 1,iv as only two other properties on the south side of Coastal Road are extended boundary to boundary and in both cases this is for garage use only.

The Neighbourhood plan is supported by an overwhelming majority of residents with over 96% voting yes.

No other property on the south side of coastal road has living accommodation up to a

boundary wall and no other property has a third floor and boundary to boundary development. Whilst I appreciate that any covenants that may be in place have no bearing on the application it is the respect of these that has led to the evolving of the unique character and look of Coastal Road.

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

Karl Roberts
Director Planning & Economic Regeneration