

Mr and Mrs G Palmer
41 Coastal Road
East Preston
BN16 1SN

Your Ref: OWPC6140
Our Ref: K/14/15/HH 23-04-2015
Please ask for:
Ross Leal

25th 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 24th June 2015 which has been recorded as '**an objection**' with the comments as follows:

The minor modifications to the original proposal (i.e. reducing the height of the proposed west ground floor extension by 350mm) and the clarification that a privacy screen will be included in the proposed 3rd storey have mitigated our concern about being overlooked. However, there are still remaining issues of concern.

We would need to go to the expense of raising our dividing wall to minimise the impact of this proposal on our property as the proposed extension, which is "replacing" an existing garage, would be built directly against the dividing wall and exceed its height. We discussed this during our meeting with Mr Jones where he confirmed that it is necessary to increase the height adjoining our dividing wall in order to provide living accommodation in place of a garage.

As also discussed with Mr Jones, the updated proposal does not address our concerns about overdevelopment of the site. We consider the scale of development being proposed to be detrimental to the appearance of the area and in contravention of Section 7.1.i of the Kingston Parish Neighbourhood Plan which requires development to be "appropriate and sympathetic to the Parish's character and appearance in terms of scale, massing, layout, - - ". The proposed boundary-to-boundary development at ground floor level and the addition of a new 3rd storey would create a structure which is disproportionate in size to its plot and out of keeping with the other 64 properties on Coastal Road. The small number of 3 storey properties on Coastal Road are on larger plots than 39 Coastal Road which has kept them in proportion and enabled them to maintain adequate separation between the properties and their boundaries. Whilst a small number of properties, including 39 Coastal Road, have their garage alongside a dividing wall no other property has living accommodation built directly up to a boundary wall as proposed in this application. We consider that the current house is already built to the maximum reasonable width across its plot and that an increase in the footprint would create a structure which is disproportionate relative to neighbouring properties.

We were among a large number of local residents who took the trouble to go to polling stations in January 2015 to vote on the Neighbourhood Plan with an overwhelming majority voting in favour. We understand the applicants' desire to update their property but strongly believe that development should be in line with the Neighbourhood Plan. We therefore request that these factors are given due consideration and that this application is refused.

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

Karl Roberts
Director Planning & Economic Regeneration