

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC6010
Our Ref: K/17/15/HH 06-05-2015
Please ask for:
Ross Leal

12th June 2015

Dear Sir/Madam

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

2 Storey side & rear extensions with balconies, conversion of roof void to create En-suite Bedrooms including the insertion of 3no. new dormers, roof alterations, new Garage outbuilding with ancillary accommodation & link to main house & swimming pool.

Russet House Gorse Avenue Kingston Gorse Kingston

Thank you for your internet representation made on 11th June 2015 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The Society does not object to the proposed extensions to Russet House. But it does consider that the proposed alterations to the cladding and roofing materials, and to the windows, are contrary to the policies of the Kingston Neighbourhood Plan. They would produce a house that was very different in character from the existing building and from the historic style of the Kingston Gorse Estate. Fibre cement weatherboard, proposed as facing material for the upper elevations, is a novel material for the area and would transform the appearance of the house. So would the replacement of clay tiles by slates on the roof, and the replacement of metal Crittall windows by aluminium faced timber windows

The Kingston Neighbourhood Plan states in Policy 7.1.i. that the design of new developments should be appropriate and sympathetic to the Parish's character and appearance in terms of materials (colour, texture) ... and in Policy 7.2.iii. it states that if alterations do not retain and enhance the condition and character of the existing building, the proposals must use materials which reflect the present character of the building.

To conform to these policies of the Neighbourhood Plan, the facing and roofing materials and windows of the altered house should resemble those of the existing house. The proposed materials do not reflect the current character of the building.

The Society therefore considers that this application should be refused.

*David Sawers
Chairman
East POreston and Kingston Preservation Society*

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