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29th July 2022

George Swietlik
Horizons
71 Coastal Road
East Preston
Littlehampton
BN16 1SW

Case Officer: Louise Shaw
Telephone: 01903 737576
Email: louise.shaw@arun.gov.uk

Dear Sir/Madam,

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

Application No: K/17/22/PL
Site Address: Panorama Golden Acre Kingston BN16 1QP
Description of works: Conversion of existing 2 No flats into 1 No dwelling, single-storey extension with a sloping roof, new porch on ground floor, conservatory at first floor and roof extension, replacement of existing windows, doors and roof tiles. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 28th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49407

We wish to raise the following concerns

1. Close proximity to our property. The proposals describe the new development to be within 22 meters of our property, in reality this is closer to 19 meters. This brings the main external north facing terrace area close to our main bedroom window and balcony raising concerns about noise and disturbance when the terrace area is used along with loss of privacy. The capacity of this northerly terrace/patio will allow for large parties to be held and this will impinge on our privacy and peace. In our view this terrace is incorrectly positioned and insufficiently screened. During the process of our building the council went to great lengths to insist that all areas of other surrounding properties that were overlooked were screened at a height greater than 1.7meters from our balconies. We do not see this condition being repeated with this particular development. In the last application made we felt that the screening conditions imposed by Planning of 1.7m along the Eastern Terrace Elevation and 1.5 m along the wide Northly aspect of the Terrace to have been inadequate in accommodating our privacy concerns.

2. There needs to be an understanding of the impact the additionality of this development will have upon us. With the enlargement of the roof space and raised ridge height and the inclusion of both the east elevation and north elevation windows within the roof to create the second floor will lessen our privacy even further. The northerly elevation roof window will look directly down into our main bedroom that is on the south west corner of our property, let alone the eastern elevation roof windows that will expose the totally of our rear garden with

no opportunity of screening at that height. The enlarged windows will allow increased opportunity for observations by the occupants of Panorama to not only the Greensward but the entire southern aspect and into the rooms of our property.

3. The increased capacity for occupancy, especially during the summer months and long daylight evenings, will also be a potential intrusion by increasing noise disturbance of the larger numbers living at Panorama.

4. Whilst we appreciate the next item is not a planning consideration the property to the north of Panorama (Genesis) the changes in the way the outside space is being utilised is already causing noise and disturbance issues by building an outside entertaining area along our westerly boundary. This development will further adversely impact not only our privacy but also the peace and tranquillity of our property.

5. To facilitate the northly extension of the present building will incur the loss of some trees on the eastern boundary of Panorama which borders to our rear garden. This is also an additional concern in diminishing our privacy from 1st Floor open terrace and Panorama 1st floor North facing windows. These presently form a continual natural screening/barrier along the boundary and currently provide a visual and sound break to any activities carried out when entertaining guests outside in Panoramass back garden. This unfortunately will be lost with the erection of the first floor terrace as drawn and further increase the noise disturbance when we retire to our bedroom on the first floor of Horizons.

6. We are not in principle opposed to renewing and improving the property of Panorama. However, we believe the proposed enlargement of its development are in danger of creating a multiple occupancy property that is out of keeping with the residential neighbourhood. It will have a loss of visual amenity because of its size and increased capacity and further invade our privacy through increased noise and by being overlooked.

George and Anne Swietlik

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>