



Arun District Council
Arun Civic Centre
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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 29th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49410

In addition to our other concerns/comments, whilst it has been difficult to track all the different planning applications, appeals and approvals that have occurred with this property over the last ten years and the implications of it all, we would like to raise the point of the now lapsed planning consent K/28/14/PL. This involved the complete demolition of the present building and the erection of a 3 storey building comprising of easterly facing 3rd floor window into the roof space (attic windows) with a Juliette balcony. We would like to point out since then there has been a material change in the amenity/material in the area with the construction and completion of 69 & 71 Coastal Road buildings. This makes for the inclusion of 2nd floor windows in the present application inappropriate as would it cause a severe loss of privacy and quiet enjoyment of both rear gardens. The Planners Report at the time that the K/28/14/PL was appealed, raised the concern that the appeal gave no regard to detrimental effects of privacy and that it was unjust and made no sense to impose screening conditions on the balconies of both Coastal Road properties whilst allowing an unfettered views into those new properties. Likewise, we object to this disparity and lack of consistency in planning/appeal criteria.

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>