

Mr & Mrs Peter Robinson
Clova
Middle Way
Kingston Gorse
East Preston
BN16 1SB

Your Ref: OWPC23743
Our Ref: K/19/19/HH 25-06-2019
Please ask for:
Zac Denton

23rd July 2019

Dear Sir/Madam

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

Two storey rear extension with a small canopy projecting the footprint to the front.
Demolition of existing living room and additional first floor for habitable use with
alterations to fenestration.

Little Tangley Middle Way Kingston Gorse East Preston

Thank you for your internet representation made on 23rd July 2019 which has been recorded
as '**an objection**' with the comments as follows:

*Peter and Santosh Robinson
Clova
Middle Way
Kingston Gorse
East Preston
BN16 1SB*

Dear Sir/Madam

Re: Application K/19/19/HH - Little Tangley, Middle Way, East Preston, BN16 1SB

*We write to object to aspects of the proposed "extension" to the above referenced
property. We are the owners of Clova, the house adjacent to Little Tangley to the west.*

*In the Design and Access Statement submitted by the developer's architects ECE
Architecture, in the section titled Site Description and Physical Considerations, it is
asserted that our property "has recently had a large extension". This is incorrect. The only
extension to the original 1934 house was undertaken more than 20 years ago by the
previous owners. There has been no "recent" extension.*

Overdevelopment

*The existing chalet bungalow is essentially a single storey dwelling with one bedroom in
the roof. The proposed development, which is somewhat coyly termed an "extension" by
the applicant but is effectively the construction of a new house, seeks to increase the
overall mass of the property by more than 200% with a substantial increase in
accommodation to five bedrooms and a very significant raising of the ridge height. We
believe this constitutes overdevelopment.*

Unneighbourly

*Our kitchen window faces east and looks directly onto the side of the existing single-storey
sunroom extension of Little Tangley. This does not trouble us since the one-storey nature
of the sun room extension means that less than a metre of the west facing wall,
immediately adjacent to our boundary fence, is visible above the fence. We enjoy good
light and morning sun.*

The proposal for this to be replaced by a so-called "small canopy" - a two storey entrance with a porch/hallway, a fifth bedroom immediately above, and a gable extending almost to the full ridge height - will substantially and adversely impact on our light. The proposed two-storey western flank and gable will be directly in the line of our kitchen window, to the south of the original line of the bungalow.

Intrusive to Neighbouring Properties

Unlike any other house in Middle Way, including Little Tangley, Clova only has a garden to the south (ie. between the road and the house). At present, as we relax in and enjoy our garden, we are not overlooked at all by the occupants of Little Tangley, but under the proposal for a front upper storey "small canopy", within the footprint of the current single storey sunroom, we would be overlooked from the first floor window of the proposed fifth bedroom. We consider this would be intrusive and would have a material impact on our privacy.

We invite the Arun District Council Planning Officer to visit our property in order to be better placed to form a view on this application, since, although we would welcome the improvement of the site in general, we are very concerned at our potential loss of privacy and loss of light.

We have informed Kingston Gorse Estate Board of our objections and we understand that they are also objecting to the application. We have also made Kingston Parish Council aware of our objections at their most recent meeting on 18 July.

*Peter and Santosh Robinson
23 July 2019*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning