



From: Steve Hannon <[REDACTED]>
Sent: 26 July 2019 16:21
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Planning objection Ref: K/19/19/HH

Dear Mr. Denton

I attach a letter of objection to the above development

Regards

Steve Hannon

Mr. Z Denton
Case Officer, Planning Department
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF

Kingston Gorse Estate (Sussex) Ltd.
41a Beach Road
LITTLEHAMPTON
BN17 5JA

Your ref: K/19/19/HH

26 July 2019

Dear Mr. Denton,

Re: Proposed re-development of Little Tangle, Kingston Gorse

I am writing to you on behalf of the Board of Kingston Gorse Estate (Sussex) Ltd. to register an OBJECTION to the proposed development of Little Tangle, Middle Way Kingston Gorse.

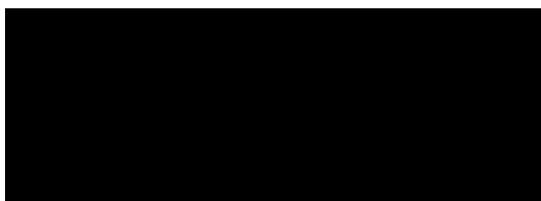
Our objection is based primarily on the adverse impact to adjacent neighbours' properties (Clova and Poynings), particularly impacting on reduced light, over-shadowing and privacy.

The existing property is a dormer bungalow, which is to be replaced by a two-storey dwelling. The proposed ridge-line of the new property will be increased by over 31%, from 11.61m to 15.27m. The existing single storey sun room will be replaced by a two-storey gable entrance to the house. Both these features will lead to a loss of light, particularly for the residents of Clova, where the kitchen window will now be obscured by the higher elevations, which will also impact on the view from the window.

Overshadowing and loss of light will also impact on Poynings due to the balcony to be installed on the north side of the property extending beyond the building line of Poynings.

Both Clova and Poynings will also suffer from a lack of privacy due to windows overlooking the front gardens of both properties from the second storey of Little Tangle.

Yours sincerely



Steve Hannon

Director of Kingston Gorse Estate (Sussex) Ltd.