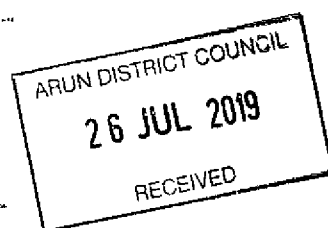


SCANNED

29 JUL 2019



Julie and Phil Hopes
The Poynings
Middle Way
East Preston
BN16 1SB

Dear Sir/Madam

K/19/19/HH – Little Tangle, Middle Way, East Preston BN16 1SB

We write in connection with the planning application K/19/19HH.

Whilst we appreciate the new owner Mr Martin wishes to improve the property, we have a number of objections to the current application, these fall broadly under the following areas:

- Impact on privacy. Contrary to the Design and Access statement the proposed dwelling will lead to overlooking to the front and rear of both neighbouring properties – The Poynings and Clova;
- Impact on daylight; and
- Over-development of the site due to the change in mass and height.

The application is described as an extension to a detached house and one that does not materially alter the footprint. This description is somewhat misleading:

1. Little Tangle is in fact a bungalow that has accommodation in a small part of the roof area rather than a detached house. Consequently, whilst the planning application maintains the overall m2 footprint on the ground floor, it represents what appears to be in the region of a 2-2.5 times increase in the overall mass of the building by virtue of the first floor alterations.
2. The building ridge height is currently c12m and the proposed ridge height is c15.4m, an increase of 3.4m (a 28% increase). The Poynings (the east neighbour) ridge height is 13.4m. This is seen clearly in the document Proposed North and South Elevation 6702.20P1.

It is unclear to us how such a significant raising of the ridge height can be considered as an extension. The planning application for The Poynings in 2018 required that the small side extension (which did not overlook the neighbouring property) be subservient to the existing building. Consequently, this required us to drop the ridge height of the extension to 50cm below that of the existing ridge height. This resulted in a material compromise in the design of the upstairs part of the extension where there is now a very low skilling, some 50cm lower than was anticipated.

For the planning rules to be applied consistently the maximum ridge height for this development, as an extension, should be c11.5m.

3. Whilst the ground floor m2 footprint is relatively unchanged, the shape of the footprint is different to today. The proposed rear development extends the footprint beyond the line of the current building and that of The Poynings, this is compounded by the fact that this will be a 2-storey extension 3.4m higher than it is today and 2m higher than The Poynings.

Most significantly we believe the rear bedroom/balcony gable element of the building would extend at least 1.5m beyond the line of The Poynings.

Objections: A combination of the change in mass and height represents over development of the site and certainly beyond the realms of what can be considered an extension.

The change in the scale of building will directly impact the daylight to the rear patio of The Poynings, where the main garden seating is located. It will also impact on the privacy of The Poynings as it will increase overlooking of the rear garden. We also believe the rear gable will block light to The Poynings lounge by causing shadowing to the patio doors.

The front development will overlook the front patio/seating area of The Poynings. More significantly, we note the material impact the front upper storey "small canopy" (this is very a misleading description) will have on Clova. This will extend across their side kitchen window and directly block their light.

4. There is to be a window on the ground floor east elevation. One exists today but it is small, opaque and virtually invisible due to the height of the side fencing. It is unclear from the drawings if this is to be maintained or changed in anyway i.e. size, glass type etc. We are assuming any planning approval would require the current level of privacy to be maintained.
5. We note that there is to be no change to hedging given there is a substantial hedge on the east boundary that screens Little Tangle from The Poynings. The comments in the Design and Access statement are somewhat contradictory as they state there will be no changes to hedging and fencing and then go on to say that there will be. We would welcome clarification of what is intended.

In conclusion we have material objections to the development and are very disappointed that the Design and Access Statement has been quite so poetic in its description of the changes and their impact on both The Poynings and Clova. We would welcome the Arun Council Planning Officer undertaking a site visit to see first hand the level of change that is being proposed as an extension.

We have communicated our objections to Kingston Gorse Estate and understand that they have objected to the proposed development. We have also confirmed our objections to Kingston Parish Council.

22/07/19