

-----Original Message-----

From: Adam King [REDACTED]
Sent: 01 August 2019 12:27
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: K/19/19/HH Little Tangley, Middle Way, Kingston Gorse

Dear Mr Denton,

We note that three objections have been received to the above application.

Prior to putting the application in we had quite a bit of consultation with the neighbours, significantly revising the proposals to appease any concerns they had. We had understood that they were happy with the revised design, so I am very surprised to read the objections.

Looking at the points objectively from a planning policy perspective, we feel that all of these concerns are completely unfounded. The proposed dropped eaves house cannot create overshadowing to their properties, not is the proposal overbearing in any way. The single ground floor side window does not overlook in any way given the height of the eastern boundary and distance to it.

The ridge height of the proposed house is in line with Clova, and is completely appropriate to the relationship with The Poynings. This property does not need to sit at the same height as The Poynings given the distances between properties and how these are viewed from standing on Middle Way and viewing the street scene.

Turning to the issue of first floor windows 'overlooking' garden areas, this is no different to any normal house to house relationship. There is no issue here - both neighbouring houses have driveways adjacent to the boundaries with Little Tangley which increases the distance between window and adjoining garden, and views from the first floor of the proposed house will be entirely in accordance with the majority of the properties in the vicinity.

We would be grateful for confirmation of your views on the above points and whether in your consideration the design approach is acceptable prior to the determination of the planning application.

Thank you.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

ECE are working closely with Shoreham Port. Read more <https://www.ecearchitecture.com/ece-secures-planning-for-three-sites-for-the-shoreham-port-authority/>

ECE Architecture

Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP [REDACTED]
Privacy/Confidentiality Statement www.ecearchitecture.com
