

Kingston Parish Council
Mrs V Knight
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Your Ref:

Our Ref: K/1/12/

Please ask for:

Mr J Smith

16th March 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Side extension to provide garage and store (re-submission following K/25/11)
29 Golden Avenue East Preston

Thank you for your internet comments made on 15th March 2012 and recorded as follows:

Kingston is a small Parish with only a few residential roads which set the character for the parish. Therefore Council is particularly concerned that each one of these roads should maintain their existing character and that the open feel of the Parish is preserved. This application is for a property in Golden Avenue which is characterised by green verges, and detached houses set well back from their boundaries which gives an open nature to the street scene.

Council objects to this application because:

- *It is an overdevelopment of the site*
- *It will be detrimental to the character and appearance of the street scene, as it will detract from the open nature and feel of the Golden Avenue and the parish as a whole. Given that there is already a conservatory added to the south of the property a development on the other side will mean that there has been infilling towards the boundary on both sides of the property. If other properties followed suit the appearance of the houses along Golden Avenue would appear more like terrace properties than detached.*
- *It will be overbearing and intrusive on the neighbouring property*
- *It will mean a loss of light to the living rooms of the neighbouring property (i.e. unneighbourly to Number 27 Golden Avenue)*
- *Building along the boundary edge will be detrimental to the neighbouring property when carrying out maintenance work along the boundary (which Council understands is the responsibility of the neighbouring property) and it will mean that when the applicant needs to carry out maintenance to the north side of the proposed development it can not be carried out without access from the neighbouring garden.*
- *There is also a concern that use of the workshop to the rear of the garage will be a*

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noise nuisance to the neighbouring property. Are there any limitations to be put upon its use?

Finally, Council would like to point out that there is a previous application on this property (K-25-11) which an appeal decision is waited upon. Council asks that Arun ensures that there is a rider to prevent both developments going ahead should they both be agreed separately.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy