



Arun District Council
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14th March 2022

Susan Bradman
Tumbley
Kingston Gorse, Gorse Avenue
East preston
BN16 1SF

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: K/1/22/HH
Site Address: Nantucket Gorse Avenue East Preston BN16 1SG
Description of works: Proposed outbuilding to supersede previous outbuilding consented under application reference No. K/23/19/HH.

Thank you for your internet representation made on 13th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45118

For the attention of Mrs V Knight. Clerk to the Council - By online and by Post

Dear Mrs Knight,

Reference No: K/1/23/HH re Nantucket, Gorse Avenue, Kingston Gorse, BN16 1SF
Proposed outbuilding to supersede previous outbuilding under application
Reference No. K/23/19 HH

I write in connection with the above planning application. I have examined the plans and I know the site well, as I live next door.

I wish to object strongly to the development of this outbuilding/house for the following reasons:

1. Proximity to boundary

It is intended that the proposed structure be built along the property's garden east boundary wall.

2. Visual size in relation to neighbouring properties / Detrimental to visual amenity of neighbourhood

The height of proposed building is 4.3m. The garden boundary wall is only 1.9m. The previous structure was the height of the garden boundary wall.

3. Over development / layout and density of building

The previous building was a garden shed with a flat roof that was the height of the garden boundary wall (See

photograph attached). Nantucket is already an overdeveloped site and the new proposed outbuilding with a kitchen, bathroom and sitting room could be considered as an independent dwelling in its own right.

4. Intrusive to neighbouring properties (Privacy/Overbearing nature of the proposal)

The pitch roof of the proposed outbuilding will overshadow Tumbley's (the neighbouring property) garden study and sitting room.

I hope you will take the above reasons to object into consideration in deciding whether to grant the above planning permission.

Yours sincerely,

Susan C Bradman

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>