

J. Willmott
Imray
Seaview Ave
Kingston Gorse
West Sussex
BN16 1RZ

Your Ref: OWPC19572
Our Ref: K/23/18/PL 12-06-2018
Please ask for:
Mrs A Gardner

10th August 2018

Dear Sir/Madam

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

Demolition & erection of 1 No. dwelling with swimming pool.
Little Deerswood Gorse Avenue East Preston

Thank you for your internet representation made on 9th August 2018 which has been recorded as '**an objection**' with the comments as follows:

I write on behalf of the Kinston Gorse Estate Board to object to the proposed development for the following reasons.

1. There is an adverse effect on the residential amenity of neighbours by reason of:-

a) Overlooking: As the proposed building is significantly south of the existing building and has west facing windows it will overlook the properties and gardens to the west. Also the first & second floor balconies will overlook the properties to the west.

b) Privacy: The windows and balconies facing west will cause a loss of privacy.

c) View: As the proposed building is significantly south of the existing building it will be of detriment to views afforded to the properties to the west thereby having an adverse effect on the residential amenity.

2. There is an over development of the site due to the increased building footprint and by its position south of the existing building line causing a loss of garden land and reduction in the open aspect of the neighbourhood.

3. The proposal will have a detrimental visual impact on the character of the neighbourhood by reason of :-

a) The second floor roof level is significantly higher than the ridge line of the properties to the east and west.

b) The proposed building has three stories. Although a few other three storey properties exist on the Estate these are dwellings where the third story is enveloped in the roof space and are not comparable with the planning application as they still effectively appear to be two storeys. The proposal would therefore be uniquely different to all other properties on the estate.

c) The proposal reduces the visual separation between buildings.

4. The development is out of scale and out of character with existing developments on the Estate.

5. The above matters are at variance with the Kingston Neighbourhood Plan 7 by reason of:-

a) The proposal cannot be considered to comply with the requirement to be "in-scale with adjacent buildings, takes account of the ridgeline of existing structures and is of a size that does not dominate the surroundings or the wider Parish".

b) The proposal cannot be considered to comply with the requirement to have "a minimal impact on users and occupiers of nearby property and land and does not cause over-looking issues, loss of privacy, or have an over-bearing presence".

6. The above matters are at variance with the Kingston Design Statement referred to in the KPNP

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning