

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
West Sussex
BN16 1PP

Your Ref: OWPC19787
Our Ref: K/23/18/PL 12-06-2018
Please ask for:
Mrs A Gardner

28th 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 27th August 2018 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

This application represents an insensitive attempt to insert a large house into a narrow site. As a flat roofed three storey building, it is taller than its neighbouring two storey houses with pitched roofs. It would extend significantly south of the building line on the beach side of the site, and appears to have a number of windows in its western facade (which, significantly, is not shown specifically among the published plans) that would overlook the south facing windows and gardens of its western neighbours.

The design of the house bears no relation to that of its neighbours. It is extremely urban in character and some aspects can only be described as ugly - notably the eastern facade and the grill on the northern facade.

*The house is therefore incompatible with the policies of the Arun Local Plan and the Kingston Neighbourhood Plan. It does not reflect the characteristics of the site and local area scale, massing, character, materials, finish and architectural details, and therefore breaches Policy D SP1. It is also incompatible with Policy D DM1 because it does not respond to locally distinctive patterns of development, building methods and detailing, history and culture. It is only where these are absent that the Plan recommends using strong ideas absorbed from contemporary society and culture (Para.13.2.7). The building would also interrupt the rhythm of the existing building/roof line and detract from the area's character (Para. 13.2.9).
, and would have a significant impact on the occupiers of adjacent property by loss of privacy.*

The house is also incompatible with Policy KPNP7 of the Kingston Neighbourhood Plan because it is not sympathetic and appropriate to the Parish's character and appearance in terms of scale, massing, and design features; and is not in scale with adjacent buildings, and is of a size that dominates its surroundings. It also has a significant impact on the occupiers of adjacent properties.

For the above reasons, we consider that planning permission should be refused.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

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