

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 September 2018 08:41
To: Planning Scanning
Subject: FW: Little Deerswood K_23_18_PL
Attachments: RE: Pre-App_Little Deerswood, Kingston Gorse - PAA/228/17; 20170114_105940.jpg;
Field of Vision and privacy diag SK44a 11 Sept 2018.pdf

From: Anita Gardner
Sent: 11 September 2018 17:07
To: Planning.Responses
Subject: FW: Little Deerswood K_23_18_PL

Please treat as additional correspondence from agent

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

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From: Haydn Jones [REDACTED]
Sent: 11 September 2018 16:33
To: Anita Gardner
Subject: Little Deerswood K_23_18_PL

Dear Anita

We note there have been 4 letters of concern about this application and we would like to respond to the main thrust of the comments and clarify some misconceptions under the following headings;

Overlooking and Privacy

The proposal has been designed to minimise the overlooking and improve on the present situation. The windows on both the east and west boundaries are narrow in nature and all of obscure glass therefore eliminating any overlooking. The first floor south facing windows to the west wing lounge are framed by screen walls, set back 2m and full height. Kitchen windows on the first floor which face westward overlook into its own garden and are 12m away from the neighbouring garden as is the balcony on this elevation. The kitchen windows are also more than 22m away from the principal windows of the neighbouring property to the west and perpendicular to the property. Demonstrating this graphically the attached sketch SK44a illustrates how the nearest principal window of White Lodge at first floor level, is outside of a 22m arc ("Field of Vision") measured from its centre. This an accepted planning guidance measurement to minimise overlooking and ensure privacy.

There is also been mention of windows on the north elevation reducing the privacy of the property Westwood House the other side of Gorse Avenue and some 46m away. As the existing property has a number of widows on the north elevation and such a distance we would not consider this is a material consideration.

Massing and Over-development

As discussed in the Planning Statement (4.3) the design extends the property in the east wing, south of the existing property but in line with the building line created by Woodend, Tumbley and Finale House to the west. It also creates a transition between Spring Tides to east and the estates layout to the west creating a more cohesive appearance when viewed from the Greensward which is accordance with the Policy D DM1, by responding to the distinctive pattern of development.

The proposals footprint is approximately 370m² on a plot which is 1180m² which leaves a garden area of 810mm this is only 30% of the site and as there are no defined plot ratio we cannot understand how this proposal can be seen as an over development, as single dwelling replacement. Furthermore the ratio of property to plot is greater, only 3 properties to the west at "Tumbley".

There has been several comments with regards the third floor, which we have addressed and provided a few of the many properties within Kingston Gorse and Coastal Road which have third floors approved and are currently in planning. We also refute the claim that this proposal with a flat roof is *"uniquely different to all properties on the estate"*. Many other properties have a flat roofed second storey and although this proposal has a slightly higher ridge height it is in no way unique. The proposal has also been designed in such a way, creating two wings, which both reduces the mass and address' its context. We are also greatly surprised by comments that the proposal *"reduces visual separation"*. On the contrary the existing property is attached to White Lodge to the west and has 1.5m between Garage and eastern boundary. The proposal increases the gap from building to boundary to 2m on each side.

We would conclude that the proposal are in accordance with local and National Planning Policy and this carefully considered design will make a positive contribution to the future development of the estate. As a matter of materials consideration we have also attached our pre-application advise which covers many of the points raised. Please do not hesitate to contact me if you require any further supporting information.

Regards

Haydn Jones | Director



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Saville Jones Architects, 74 Victoria Road, Worthing, West Sussex BN11 1UN

[REDACTED]

[REDACTED]

Sandra Edwards

From: Ross Leal [REDACTED]
Sent: 09 May 2018 14:41
To: 'Haydn Jones'
Subject: RE: Pre-App_Little Deerswood, Kingston Gorse - PAA/228/17
Importance: High

Dear Haydn,

Many thanks for your email and for meeting me on site together with one of your clients.

I can confirm that in my view there is no objection to the development which you have proposed, as indicated in the material which accompanies your pre-app. Having considered the matter, I am of the view that what is proposed would sit well with the recently approved scheme at Spring Tide (K/11/16/PL refers), this is not dissimilar in adopting a more modern design approach. I also do not consider that should K/11/16/PL not be implemented this would have implications for a more modern replacement at Little Deerswood. Development in the locality is very mixed and there are recent instances where more modern design concepts have been introduced. I consider that introducing more modern design could readily be argued to reinvigorate the street scene and it would certainly be difficult to conclude that a modern design would be visually intrusive or incongruous such that there was harm to visual amenity.

I am also of the view that the siting proposed, which extends rearwards into the plot towards the beach boundary, is also acceptable. This is also whether or not K/11/16/PL is implemented. The design/layout is such that impact on White Lodge does not appear to be harmful and similarly the impact on the existing Spring Tide is not in my view harmful. In both cases there is reasonable separation. Between dwellings.

I will try to provide a with a fuller response shortly, but in the meantime please accept this email as the 'gist' of that the response will be.

At application stage, I would need to give more detailed consideration to impact and amenity and also to design. Representations will also need to be considered.

I hope that this email assists as an interim response.

Regards,

Ross

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

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From: Haydn Jones [REDACTED]
Sent: 30 April 2018 11:41
To: Ross Leal
Subject: Pre-App_Little Deerswood, Kingston Gorse

Ross

It was good to meet you on Friday and I hope the visit allowed you to understand the site and our concept, which looks to create a transition between Spring Tides to the east and White Lodge to the west. We understand you are supportive of the proposal in principle and we look forward to the pre-application response in due course. If in the meantime you could provide a summary of your thoughts it would be helpful for our client to consider their next steps.

Regards

Haydn Jones | Director



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[REDACTED]

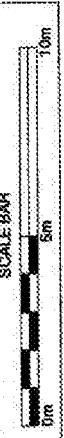
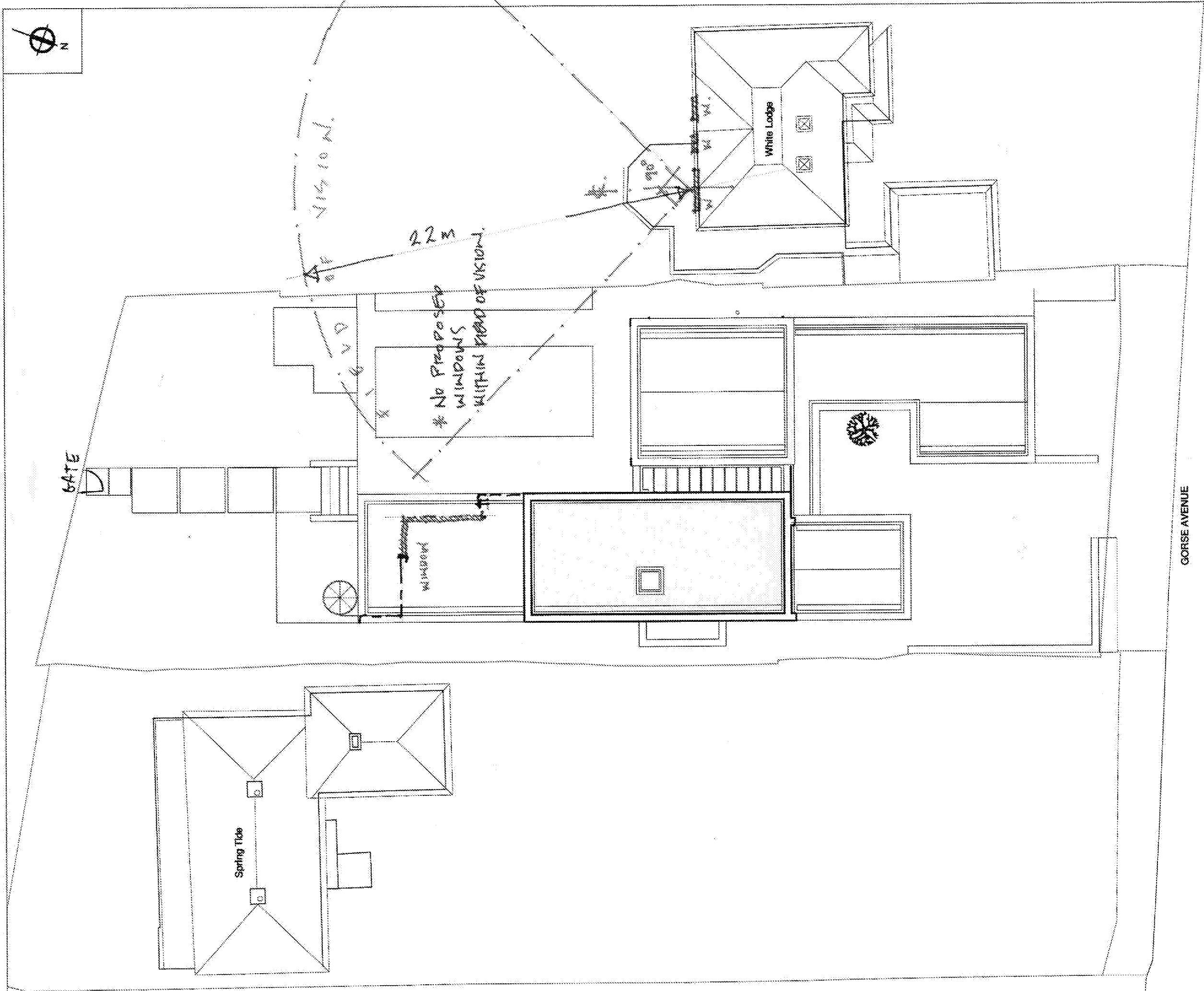
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PLANNING

1:200 Site Plan as proposed

Little Deerswood, Kingston Gorse		Site Plan as proposed	
saville jones architects	date:	June 18	1703
	scale:	1 : 200 @A3	SK 44

DATE: 17/06/2018 10:00:00 AM

