

26 January 2026

Planning Department  
Arun District Council  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF.

Dear Susan,

**Cloudy Bay, Gorse Avenue, Planning Ref K/23/25HH**

I am writing to object to the proposed extension of Cloudy Bay on the following grounds;

- **Policy DM1 & DM4: Extensions and Alterations to Dwellings.** The policies require extensions to be subordinate and respectful of the host dwelling. As an extension it should be subservient to the existing house, not obliterating it as this scheme clearly does.

It is clear from the proposals that the existing building is masked by the extensions to the north, south and the second storey. This is an attempt to develop the property in a similar manner to the extent application K/37/23/PL. However, this is not a new build replacement development and in accordance with Policy DM4 any extension should be design to compliment the existing building. With an existing pitch roof, additional rooms should be incorporated in the roof space for instance.

- **Siting of proposed development:** The proposal is located considerably further south of neighbouring properties Little Deerswood and Sandy Lodge. The proposal will have a detrimental effect on the light and aspect of Little Deerswood. This will be most evident from the first floor bedroom window, pictured below, which will suffer a considerable loss of light. The present room is our son's bedroom. If the plans were to be granted permission, a 'tunnel view' light of the sea will be created due to the first and second floor extension and balcony screening which is proposed. The loss of light will be substantial and highly detrimental.



The present view from Little Deerswood's first floor south facing bedroom window that is at risk.

- **Overlooking and loss of amenity.** The proposals clearly illustrate the loss of amenity on Littlewood Deerswood main lounge windows by the use of the “45 degree rule”. Furthermore the extensive balconies although screened will have overlook our terrace and garden both in perception and in reality.
- **Overbearing nature and unneighbourly impact:** The Cloudy Bay plot is considerably narrower than adjacent plots and the increased height and blank nature of the east elevation will have a significant and unacceptably overbearing and overshadowing impact on both neighbours.
- **Planning Notice:** There was no planning notice visible on Kingston Gorse outside or adjacent the property, which is a contravention of the planning requirement of Arun District Council.

In summary the proposed extension due to its height, bulk and location on the plot would be detrimental to the residential amenities of the adjoining property to the east. It is in conflict with Arun Local Plan policies DM1 & DM4 and Policy KPNP 7 of Kingston Neighbourhood Plan. Ultimately, the local plan is in existence to protect the rights of residents seeking to develop and residents seeking to protect their homes. If the Council’s own policies are not enforced on residents’ behalf, it calls into question why we have a plan at all and overall confidence in the Council to act to protect us, the residents. I look forward to a recommendation that this permission be turned down.

Yours Sincerely.

Sophie Masson.



E: [Breezie.allwright@Arun.gov.uk](mailto:Breezie.allwright@Arun.gov.uk)

*Please note my working days are Monday, Tuesday, Wednesday and Friday.*

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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**From:** Sophie Masson [REDACTED]  
**Sent:** 27 January 2026 15:30  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Cc:** Sophie Masson [REDACTED]  
**Subject:** Cloudy Bay, Gorse Avenue, Planning Ref K/23/25HH

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Dear Susan,

Please, find my Objection letter for:

Cloudy Bay, Gorse Avenue, Planning Ref K/23/25HH

Many thanks

Sophie