



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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28th January 2026

Sophie Masson
Little Deerswood
Kingston Gorse
Gorse Avenue
BN16 1SF

Case Officer: Susan Haley
Telephone: 01903 737694
Email: susan.haley@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/23/25/HH
Site Address: Cloudy Bay Gorse Avenue East Preston BN16 1SF
Description of works: Extensions to the ground, first and second floors. Removal of existing roof and replacement with a flat roof. Changes to existing fenestration. New front and rear boundaries. Renovation and extension of existing garage. Installation of an air source heat pump and air conditioning units.

Thank you for your internet representation made on 27th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81097

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 to 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.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>