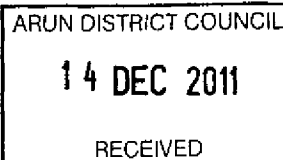


DXC

ACK



Mr. Kevin Lewis
c/o 66, Coastal Road
East Preston
BN16 1SW

Planning Committee
Planning Department
Arun Civic Centre,
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

12th December 2011

Ref: K-28-11 Simcar, 69 Coastal Road East Preston

Dear Committee Members,

My connection with the subject planning application is that my mother owns and lives at 66, Coastal Road, arguably the property most affected by the proposed development, and my siblings and I consider it the family home.

Undoubtedly my mother's quality of life will be significantly adversely affected by the proposal. The sea views and environmental tranquility that she currently enjoys will be either completely destroyed or materially degraded.

When considering the application I would respectfully request the Committee to disregard any suggestion that the proposed development addresses a social housing shortage. It is clear that 5 bedroom luxury houses complete with rooftop sun-lounges that may end-up as secondary vacation or weekend homes do little to satisfy the real housing need.

I would also request the Committee to consider whether there is adequate vehicular provision for two five bedroom houses where it would be reasonable to imagine an average of three permanent cars per house plus visitors.

The proposal for, and citing of, a detached double garage for plot 2 is an item of particular concern being immediately adjacent to the boundary to my mother's property and liable to be a visual eyesore and source of noise pollution to the main reception rooms in her property.

In summary, the application is strongly opposed as being unnecessary in terms of housing needs and its impact on the quiet enjoyment of all surrounding residences. Should the Committee however be minded to grant any form of approval to the application, the Committee is respectfully requested to:

- Insist on the deletion of the detached garage to plot 2 with the substitution in line with plot 1 of an integral garage, to replace the intended games room. The resulting reduction to the obvious intrusion to my mother's property will be significant and much appreciated.
- Strongly consider approval to a maximum of four bedrooms for each plot in an attempt to place a perfectly reasonable restriction, given the hammerhead access location, on the likely increase in vehicular traffic and associated off-street parking.

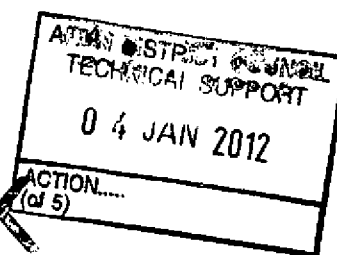
Thank you for your kind consideration of my views and suggestions.

Yours faithfully,

Kevin Lewis

PXC

Genesis
Golden Acre
East Preston
West Sussex
BN16 1QP



ACK

Karl Roberts
Assistant Director Planning Services
Arun District Council
Maltravers Road
Littlehampton
West Sussex.

4.1.2012

Dear Sir,

Re: Planning Application K/28/11, 69 Coastal Road, Kingston.

I am the owner of Genesis, Golden Acre, East Preston. On looking at the plans of the above application I have concerns that the new dwelling, Plot 2, is very near to my Eastern Boundary. Also, I am concerned regarding the height as detailed:

- 1) My main concern is that the main property is so close to my property – approx. 3m, where the existing house to be demolished is approx. 10m from the boundary.
The garage at the rear is completely unacceptable being very tight to the boundary tree line. It would be impossible to build so close to these trees. Most of the trees are 15 to 18 inches thick; they would have to be removed.
- 2) My other concern is the sun terrace on the roof of the house. The sun terrace makes this house into a three storey property. Anyone on the sun terrace would be able to look into all the other gardens around. It would also encourage the future owners to use this area for entertainment. I can foresee a problem with noise from this roof terrace that would be very unsettling, not only for myself and family but also to other properties in the area. Surely, with the size of the south facing plot with sea views why is a third floor sun terrace needed?

Conclusion:

When I built my house in 1996 I made sure that I left space all around my property. I contacted all the owners around me to reassure them that the house I was building would not be intrusive. They both thanked me for my understanding. I now have the problem that Globe Estates think it is acceptable for me to accept a garage very close to my boundary, a house close to my boundary, being overlooked by a three storey sun terrace and probably a row of trees that will have to be removed to comply with building regulations.

I thank you for looking at my concerns.

Yours faithfully

A large black rectangular box redacting the signature and name of the sender.

F.H