

Hunters End,
66, Coastal Road
East Preston
BN16 4HY

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

ACK

11th December 2011

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

Dear members of the planning committee,

My husband & I bought our home well over twenty years ago. It was a considerable investment for us, made with measured consideration and care, intended to be enjoyed for the remainder of our lives and to remain in our family, upon our death; it has been a happy family home ever since. We were initially attracted to the property because of its lovely setting; a very quiet, tucked-away corner, with spacious grounds, providing a bright, sunny feel and open aspect, with large attractive 'green' spaces between us and the property opposite. Even the garden walls were designed with attractive apertures in them, to allow maximum light to shine through, to create an open, airy feel. The excellent turning & access space was an additional bonus. A particular selling point was the way in which the house had been carefully-angled and raised, to afford maximum 'sea views', from many windows, at 'ground' level and offer a spectacular view across to the sea, via the large opening between Simcar (69, Coastal Road) and the adjoining property, to be enjoyed from the first floor sitting room, bedrooms and balcony. In recent months, I have been very unwell and have been particularly appreciative of the uplifting seascape, enjoyed from the balcony and the peace, quiet and relaxing atmosphere of the position and I would be *extremely* distressed should the proposed development be allowed to destroy this treasured view and rob me of my right to my established, peaceful and content existence; my hard-earned, retirement!

Therefore, I feel it imperative to raise objections to the plans for the development of the site of 'Simcar' 69, Coastal Road, as follows:

- The wording in the Planning, Design and Access Statement, paragraph 1.07, that suggests the proposed development in some way addresses the "much needed additional dwelling requirement" appears to be a sad attempt at glorifying what is simply, yet another developer looking to make money from a vulnerable plot, with little care or consideration, for those who have to live with the consequences. I doubt

that government policy was directed at the provision of 5-bedroom luxury homes, particularly if their sea-side position makes them susceptible to use as second weekend / holiday homes.

- The end of paragraph 1.04 of the PD&A Statement also appears to be at odds with reality. Unless I am mistaken, there are two properties to the north of the application site, mine being one of them and presumably the one to which reference is being made. If that presumption is correct, then the wording that states that my house has a single story addition, is potentially misleading; to my knowledge, it was designed and built as an integral and original, part of the house, carefully-designed, to make the very most of its salubrious position.
- Use of long-established green, ecologically-valuable land, for building for profit and inevitable damage to tree & hedges, in order for construction to take place and exist safely in the future; I would anticipate many of the established trees eventually being removed, due to potential 'foundation/structural damage by roots', once plans were given the go ahead and public focus gone.
- Infringement of a strategic gap and resulting loss of quality of living experience, with knock-on effects on property value, due to direct loss of 'sea views' & attractive, quiet, 'open' aspect of the surrounding area. The qualities that attracted us, and others, to live in the cul de sac would soon be gone! (Please note studies on 'effects of green space on health, well-being, and social safety' e.g. <http://www.biomedcentral.com/1471-2458/6/149>)
- Intrusive and very ugly nature of the buildings (a completely different style & shape to the existing architecture), in terms of unusual shape, added height, position (blocking sea views, diminishing the feeling of light and with an increased number of high level windows overlooking my property, resulting in decreased privacy.
- The unnecessarily close proximity, of the garage development, to the boundary, giving the appearance of the garage 'sitting in my garden'. As many people use their garage for storage, leaving vehicles on the drive, this would be a major blot on a currently leafy, light outlook. Should ANY development be allowed, a *minimum* requirement by the planning authorities should be to insist that the garage be made integral to the house, replacing a 'games room'. This would provide symmetry of style with the other house and remove the unnecessarily intrusive proposed location.
- Significant increase in traffic generation, causing noise, disturbance and inconvenience, during development e.g. lorries, bulldozers, cranes, builders trucks, vans, dust, drilling, drainage works, workers' radios, skips etc. **NB emergency access to my property is required around the clock and cannot be obstructed, in any way – even temporarily.**
- Further significant increase in traffic generation, causing noise and disturbance, following the completion of the development - the plans are for large houses of

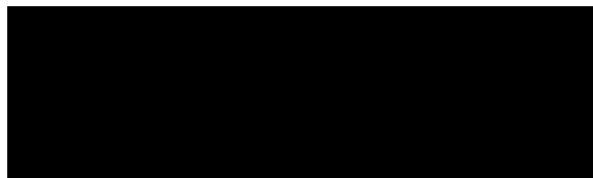
multiple occupancy and therefore, multiple-vehicle. Currently, an average of only three or four vehicles come or go from the entire cul de sac, per day - this would inevitably increase to unacceptably higher levels, leading to increased noise levels, over a greater range of times, including delivery vehicles and services such as dustbins being put out/emptied.

- The parking problems (both of private & commercial 'work' vehicles) in the estate have been highlighted in several recent newsletters and the addition of yet another property, sharing the existing road access, would certainly compound this issue.
- The increased use of the road would inevitably make increased demands on the pockets of residents, in terms of upkeep of the road surface and curbs.
- Potentially negative implications for water supply & drainage are also of great concern.
- The current tiny post box, the only one accessible to pedestrian residents, is already overflowing and could not house an increase in mail and would have to be replaced.
- The proposed development would also mean months of living opposite an ugly, polluting, noisy building site, stealing the majority of the best months of the year, normally enjoyed at a sea-side property.

I would ask that my objections are noted carefully and fully respected.

Put simply, the proposed development would ruin a beautiful, tranquil cul de sac, in a lovely established estate, sought-after for its open, spacious layout and would contribute to the erosion already witnessed in other local estates, where houses have been squeezed greedily into every available 'breathing space', with the resulting sensation of crowded claustrophobia it would also ruin the remaining years of my life.

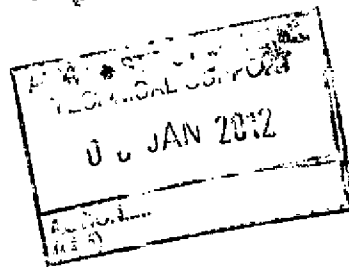
Yours sincerely,
Jean Lewis Cole



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15th December 2011

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

Dear Planning Committee,

I wish to raise objections to the plans for the development of the site of 'Simcar' 69, Coastal Road:

The property directly opposite the proposed development and arguably the most affected, has been my 'family home' for over twenty years. The house was chosen for its tranquil setting, in a tucked-away corner of a well-spaced, low density estate. The house has a bright open aspect, enjoying treasured 'green' spaces between us and the property opposite; a perfect 'escape' from the chaos and noise of busy life.

The wide turning circle outside the property has provided easy access and safe exit, when reversing and over the years, the cul de sac has remained a calm, quiet area, with little disturbance and we regularly enjoy quiet afternoons in the south-facing garden and terrace. The house was originally positioned to make the most of this south-facing aspect and lovely sea views, both at 'ground' level and from first floor sitting room, bedrooms and balcony, via the large opening between Simcar (69, Coastal Road) and the adjoining property and this has provided years of enjoyment and relaxation, for the whole family.

We have also invested a great deal of time, effort and expense in the gardens, to make the most of the immediate environment and enjoy visits from kingfishers, egrets, green woodpeckers, field fares, kestrels, foxes and many other native wild animals and have found newts, frogs and stag beetles, in the grounds.

Recently, my hard-working mother been very unwell and has spent many months recuperating on her south-facing balcony, benefitting from the peace and uplifting view of the sea. She has always been an extremely considerate and respectful resident and would be absolutely heart-broken if the proposed development were allowed to destroy her much-loved home and daily happiness – my parents worked extremely hard throughout their lives, in order to afford such a property, preferring to invest in a lasting retreat, to

share with their family, than in other 'luxuries'. It would seem most unjust if this were stolen away, so that developers can make a quick profit out of the grounds opposite, with no thought for many long-established neighbouring occupants.

In addition, would be grateful if you would take the following important points, very seriously:

- Tall, intrusive, unsightly buildings, in a completely different architectural style to the current attractive home - blocking valued sea views, diminishing light and with an increased number of higher level windows, overlooking the surrounding properties, resulting in decreased privacy for current residents.
- Detrimental effects on the quality of everyday life for neighbours e.g. a very significant increase of noise, disturbance and activity, with additional knock-on effects on future property value. The buildings appear to be 5-bedroom luxury homes, obviously with multiple occupancy and multiple vehicular use and will inevitably attract the 'holiday home' market.
- Infringement of a strategic gap; there is no way that long-established 'green' land should be used for building for profit. It is very likely that once permission has been granted that many of the established trees and plants will be removed, 'gradually', due to potential 'foundation/structural damage by roots and branches'.
- The disproportionately & unnecessarily close proximity, of the garage development, to the boundary of our main garden seating area, destroying the current open, light outlook.
- Significant increase in traffic generation, causing noise, disturbance and inconvenience, during development e.g. pollution hazards (particularly air quality), lorries, bulldozers, cranes, builders trucks, vans, dust, drilling, drainage works, workers' radios, skips etc. **NB It is imperative that access to Hunter's End is not obstructed, in any way – even temporarily.**
- Further significant increase in traffic generation, causing noise and disturbance, following the completion of the development - leading to increased noise levels, over a greater range of times, including delivery vehicles and services.
- Parking problems in the estate are already a big issue and the addition of two large properties with several vehicles each, sharing the existing road access, would certainly compound this issue.
- The increased use of the road, making increased demands on the pockets of ALL estate residents, in terms of upkeep of the estate/access roads.
- Negative implications for water pipes & drainage

- Months of suffering an ugly, polluting, noisy building site & a significant part of our lives unable to relax and enjoy our annual al fresco family celebrations & unable to benefit from our views, gardens, terraces, or indeed simply open windows to enjoy fresh sea air.

I cannot imagine that the council could possibly justify allowing this development to take place, as it would be an environmental atrocity, not to mention riding rough-shod over the rights of current residents but for us, it is would be a personal, heart-wrenching catastrophe and would result in years of deep upset and stress & destroy the remaining years of my mother's life.

Yours sincerely,
Bronwen Howe

