

SUBURBINE NEDAS
PANORAMA
GOLDEN ACRE
BN161QP

Your Ref: 000012097
Our Ref: K/28/11/
Please ask for:
Mr P Cleveland

6th January 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 no. 5 bed dwellings, double garage & alterations to existing access

69 Coastal Road Kingston

Thank you for your internet representation made on 5th January 2012 which has been recorded as **an objection** with the comments as follows:

Mr P Cleveland, □

*Arun District Council Arun Civic Centre Maltravers Road Littlehampton □
West Sussex BN17 5LF □*

*□
Dear Sirs, □*

*□
We live at Panorama, Golden Acre, East Preston which abuts Simcar. We have some concerns over the outline planning: □*

*□
1. The proposed houses are to be built further south than the existing which will spoil the line as you look along the West Kingston greensward. This repositioning will also afford the new house direct views of our garden and into the back of our house which the current house does not have. □*

*□
2. The proposed west house is to be built nearer our own plot than the existing and as such will be intrusive, and inhibit our light. □*

*□
3. The existing planted screen which is the plans state is to remain, is insufficient and hardly provides enough screen. If permission is allowed for the house to be moved forward and nearer to ours, then we would ask for more substantial vegetation to be planted. □*

*□
4. The flat roof on second floor level will directly overlook both our garden and into the back of our house. If you were to allow this to be allowed as terrace □*

we ask that they be screened so as only to afford a view forward to the sea. At any rate, even as a flat roof, we would ask it to be screened on the side of our garden □

*□
5. The terraces on the first floor will directly overlook both our garden and into the back of our house. We would ask that if you do allow this, they be screened so as to only afford a view south towards the sea. □*

*□
6. As the plans are outline, it is not clear whether there are any windows on the west side overlooking our garden. We would take objection to any windows on the side of our house. I believe currently there are none, and at any rate, the site of the existing house does not overlook us, whereas the intended houses, being further forward will directly overlook us. □*

□

7. We would also like confirmation that the developers have no intention to move their boundary lines from those shown on the drawings,[]

[]

[]

We do hope you will give consideration to our comments.[]

[]

Please respond to 128a Lower Road, London, SE16 2UG.[]

[]

Yours faithfully,[]

[]

[]

[]

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Karl Roberts

Assistant Director Planning Services & Housing Strategy

Amanda Scholes

From: Julie Grieves on behalf of Planning.Responses
Sent: 06 January 2012 10:51
To: Amanda Scholes
Subject: FW: Simcar. Objection from PAnorama

ACK

Julie Grieves - (Working days Monday, Thursday & Friday)

| Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37448 | External: +44 (0) 1903 737711 | E-mail: julie.grieves@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

om: Peter Cleveland
Sent: 06 January 2012 10:44
To: Planning.Responses
Subject: FW: Simcar. Objection from PAnorama

Could the below please be acknowledged as a letter of rep ref: K/28/11/

Thanks
 Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Susanne Nedas [REDACTED]
Sent: 05 January 2012 17:12
To: Peter Cleveland
Subject: Simcar. Objection from PAnorama

Mr P Cleveland,
 Arun District Council Arun Civic Centre
 Maltravers Road Littlehampton
 West Sussex BN17 5LF

Dear Sirs,

We live at Panorama, Golden Acre, East Preston which abuts Simcar. We have some concerns over the outline planning:

1. The proposed houses are to be built further south than the existing which will spoil the line as you look along the West Kingston greensward. This repositioning will also afford the new house direct views of our garden and into the back of our house which the current house does not have.

2. The proposed west house is to be built nearer our own plot than the existing and as

such will be intrusive, and inhibit our light.

3. The existing planted screen which is the plans state is to remain, is insufficient and hardly provides enough screen. If permission is allowed for the house to be moved forward and nearer to ours, then we would ask for more substantial vegetation to be planted.

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5. The terraces on the first floor will directly overlook both our garden and into the back of our house. We would ask that if you do allow this, they be screened so as to only afford a view south towards the sea.

6. As the plans are outline, it is not clear whether there are any windows on the west side overlooking our garden. We would take objection to any windows on the side of our house. I believe currently there are none, and at any rate, the site of the existing house does not overlook us, whereas the intended houses, being further forward will directly overlook us.

7. We would also like confirmation that the developers have no intention to move their boundary lines from those shown on the drawings,

We do hope you will give consideration to our comments.

Yours faithfully,

Susanne Nedas

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Mic Cheetham
West Lodge
64 Coastal Road
West Kingston
West Sussex
BN16 1SW

Your Ref: 000012082

Our Ref: K/28/11/

Please ask for:

Mr P Cleveland

3rd January 2012

Dear Sir/Madam

ACK

The Town and Country Planning Act 1990 (as amended)

Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 no. 5 bed dwellings, double garage & alterations to existing access

69 Coastal Road Kingston

Thank you for your internet representation made on 3rd January 2012 which has been recorded as **an objection** with the comments as follows:

Attention: PLANNING DEPARTMENT□

Arun District Council□

Arun Civic Centre□

Maltravers Road□

Littlehampton□

West Sussex BN17 5LF□

□

Re.: K - 28 - 11 (69, Coastal Road, East Preston)□

□

Dear Planning Committee,□

□

For the last 30 years our family property has been 64, Coastal Road. This 2 storey cobbled cottage house was built in 1946 at which time each property on the Estate was carefully positioned to allow each an unrestricted view to the channel. No.64 Coastal Road is directly opposite proposed new build Plot 1 - a proximity not mentioned in Planning Application K-28-11. In the past ten years, an application to build a 2 storey dwelling on this land (Plot 1) was rejected (November 2001 your ref.: K/33/01).□

□

The western end of Coastal Road is a short cul-de-sac. It has no passing traffic. The eight houses (excluding No 69) are owner-occupied properties. The area is exceptionally peaceful and silent. The proposed development would produce substantial noise and air pollution, plus a destructive traffic overload during demolition/building and probably thereafter. Access is not suitable for construction vehicles, nor for subsequent increased traffic - a proposed minimum eight cars to be accommodated in the development. On Road Parking is not permitted by the Resident's Association, and the developers propose altering the parameters of Coastal Road for vehicle access to the new builds. An area of land on the sea-facing communal greensward is white-lined to a depth of approx 55 feet and the width of the development for a purpose of which we are unadvised. Plans show the addition of a third storey *sun room* on each new building: unsightly architecturally, and whilst obstructing sunlight in the winter months from houses/gardens immediately to the north, always providing a visual nuisance.□

□

The demolition of 69 Coastal Road, and the - we may assume, speculative, - construction of two large *luxury* houses shoulder-to-shoulder on the coastline & very close to the boundary of existing property (no.67) would mean months of noise and air pollution, interference to utilities, and loss of amenities for local residents. The current planning application was submitted (with *some reservations*) two days after the final auction date

for the sale of no 69. (15/11/11). Local residents were notified of the application by the Parish in by-hand-notices during the week of 5th December. A notice of planning application for demolition was attached to 69 Coastal Road during the week beginning 12th December. □

□

We hope the Planning Committee will be able to consider the above, and all residents' concerns for the immediate and future disposition of one of the few (small) remaining unbuilt areas of coastline in this neighbourhood, and for the amenities and quality of life of those already resident in the vicinity. □

□

Thank you for your attention to this matter. □

□

Yours sincerely, □

Mic Cheetham □

64, Coastal Road □

West Kingston □

West Sussex BN16 1SW □

□

□

□

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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Yours faithfully

Karl Roberts

Assistant Director Planning Services & Housing Strategy

Mr John Ip
Carlton House
62, Coastal Road
East Preston
Littlehampton
BN16 1SW

Your Ref: 000012096
Our Ref: K/28/11/
Please ask for:
Mr P Cleveland

6th January 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 no. 5 bed dwellings, double garage & alterations to existing access

69 Coastal Road Kingston

Thank you for your internet representation made on 5th January 2012 which has been recorded as **an objection** with the comments as follows:

Planning application Reference: K/28/11, 69 Coastal Road, O/L planning application for the demolition of the existing property and erection of 2x5 bed dwellings. □

□

Please accept this email as my objections to the above application. □

□

1, The proposed development would conflict with planning policy PPS3 as the proposal requires the new properties to be constructed on the residential garden area of the existing house. □

□

2, The proposed new properties would detract from the existing street scene by way of design, materials and layout and would not fit in with the existing ambience of the area in general. □

□

3, The proposed balconies would detract from the private amenities of the adjoining properties and the surrounding area. □

□

4, The proposal would attract additional vehicular movements to this quite residential area.

□

5, The proposed development could attract on street parking which in turn could lead to conflict with other vehicles using the existing turning circle. □

□

I trust you will seriously consider my above concerns when determining the merits of planning application K/28/11. □

□

Yours sincerely, □

□

□

Mr J. Ip

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy