



Arun District Council
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23rd February 2022

West Kingston Residents Association
Arun Office Services LTD
55-57 Sea Lane
Rustington
BN16 2RQ

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/2/22/HH
Site Address: 43 Golden Avenue East Preston BN16 1QX
Description of works: 2 storey front and rear extensions and alterations.

Thank you for your internet representation made on 23rd February 2022 which has been recorded as an objection with the comments as follows:

OWPC44602

Dear ADC

West Kingston Residents Association would like to object to the proposed development for the following reasons.

1. The new dwelling will be a complete overdevelopment of the current site. We understand that the current house is in need of updating but to increase its size by almost double is in our minds excessive. The neighbouring properties consist of two storey 3/4 bedroom dwellings in proportion to their plot size. A three storey, 6 bedroom dwelling on this plot will be completely out of keeping with its surroundings and will change the look and feel of this part of Golden Avenue.
2. The current plans have no provision for parking. The property has plans for 6 bedrooms and only a limited amount of potential space for parking at the front. A property of this size will naturally generate a large number of vehicles regardless of its final usage. The property is situated on a blind corner with a double white line. Estate rules stipulate that parking on the road is prohibited in this area as it can prove to be a hazard to pedestrians and road users alike as a result of the road layout.
3. Privacy. Neighbouring properties will be overlooked with the addition of a substantial third storey to the rear.

As a residents association our aim is to look after the best interests of all our residents and the estate. Whilst we understand that some residents wish to make alterations to their properties, this proposed development is too much on a plot of this size and as a result we believe will have a negative impact on this part of our estate.

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. 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](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>