



NAM / M114

Planning,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF.

01 August 2020

Dear Sir / Madam

RE: Demolition of existing house and erection of replacement house at Sanderlings, Middle Way, Kingston Gorse, East Preston, Littlehampton, BN16 1RY

Please find enclosed our Full planning application for a new replacement detached house at the above further to the receipt of Pre-application Enquiry advice (reference PAA/108/17) along with the following justification in support of the scheme:

1. The proposal takes full advantage of a large corner plot, to improve upon the existing building with a better arrangement, with the front projecting bay providing the main living accommodation being angled northwards to make the most of the views of the Downs, whilst simultaneously positioned on the site to make the most of the southern aspect with a first floor Juliet balcony and a large rear garden accessible from the ground floor kitchen / living area;
2. The proposed footprint, scale and massing of the proposal is roughly comparable to the existing footprint scale and massing (shown dashed in red);
3. The main front building line of the proposal will not exceed the extents of the front building line of the existing house;
4. The site is served by an existing vehicular access to be supplemented with a more convenient position, with a new bell mouth and dropped kerb;

5. Comfortable separation distances have been maintained not to crowd the neighbouring properties nor to overshadow them;
6. The traditional appearance of the proposal will be sympathetic to the character of the area and the surrounding properties, with traditional brickwork facades and soldier courses above openings, and pitched tile roofs and timber aluminium composite windows and doors, timber garage doors, and glazed balustrades to Juliet balconies with metal handrails, and a metal clad planted pergola leading from garage to the main entrance to provide shelter;
7. The surrounding neighbours have been contacted for comments on the proposals and have responded in support of the scheme, as follows:

Sea Horses:

"Hello Trevor and Karen

Thank you for your hospitality and giving us all a welcome cuppa. We appreciate your thoughtfulness in showing us your preliminary plans for Sanderlings. We can confirm that there do not appear to be any issues that would trouble us and we would not object to windows overlooking our drive should you wish to include them on that wall.

You have the makings of an imaginative scheme and we wish you well with your exciting plans.

*All best wishes
Christopher and Helen Leaver (Sea Horses)"*

La Mer:

"Hello Trevor

Thank you for your hospitality this afternoon and the opportunity to go over your plans for the new house. I am quite happy with the plans outlined so far and wish you the best of luck in getting them through. It is an exciting project and let's hope you can get your plans passed. Do hope we shall all be invited to see the finished house!

Best regards to you and Karen

Daphne"

Anchorage:

"Dear Mr and Mrs Pumphrey,

Thank you so much for giving us the opportunity to look at your plans in detail and for arranging a meeting to discuss any concerns we may have with your proposal. We are very pleased to say that there are no issues concerning us and that in fact we are very pleased with the way the proposal has been designed to integrate into the estate. We wish you well with your application.

Yours sincerely, Hilary and Redmore Church. Anchorage, Sea Lane, Kingston Gorse."

Following receipt of the Pre-Application Enquiry Advice we have made further reductions to the proposed footprint, mass, bulk, scale, width, and height in order to overcome what was considered over development of the site. The reduced scheme was presented to Planning Officer Andrew Wood, following the negative Pre-application advice, and he confirmed that he was happy with the reduced scheme and that the "amended drawings were acceptable." It is these amended drawings that we have now submitted for your consideration.

Hopefully this reduced and revised scheme will now be considered acceptable, and better reflect the scale of neighbouring dwellings.

For illustrative purposes we have highlighted the previous Pre-application scheme dashed in blue on our drawing set, so you can see in what way we have proposed a compromise.

Additionally there is a local requirement of any building development on the Kingston Gorse Estate to first seek the consideration and approval of the Board of Directors prior to planning submission. This has been done and we are pleased to say that the Kingston Gorse Estate Board of Directors have endorsed our building designs and are supportive of our planning application.

We trust you find the foregoing in order, and look forward to progressing matters with you in the coming weeks. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

NATHAN MOONCIE
Architectural Designer
BSc (Hons) Architecture & Design



CC. Mr Trevor Pumphrey