

Dominic Gothard
Spring Tide

Kingston Gorse
East Preston

Your Ref: OWPC25798

Our Ref: K/32/19/PL 12-12-2019

Please ask for:
Mrs A Gardner

25th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling and erection of 1 x three storey dwelling with swimming pool and associated amenity space and parking
Little Deerswood Gorse Avenue Kingston Gorse

Thank you for your internet representation made on 24th February 2020 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardner

I hope you are well.

I am the owner of Spring Tide the neighbouring house immediately to the east of Little Deerswood.

As with the previously refused application (K/7/19/PL) we write to outline our objection to the application in the strongest possible terms

Whilst this new application sets the footprint ever so slightly further away from the boundary with our property, the overall profile of the side elevation facing us is almost identical to the previous application (refer to application drawing SK 125). The height is no lower than the refused application and the elevational profile or silhouette is no less great.

The applicant has made little attempt to mitigate the impact that the house will have on our plot. As with the previous application, the proposed 3 storey form will create an oppressive and acutely overbearing presence on our front garden.

A 3D massing model has been prepared to give more realistic impression of the relationship between the 2 properties. As with the previous application, these drawings are conspicuous by their absence and it is unfortunate that the applicant has chosen to omit any information which would highlight this completely inappropriate relationship.

Aside from a small token projection, the east elevation is a sheer 3 storey form that will be visually oppressive and that will completely overshadow the front part of our garden for 6 months of the year from 2pm onwards - see attached shadow diagram.

No attempt has been made by the applicant to engage with us throughout the process which is unfortunate because we are not in any way against the development of the plot, nor indeed are we against the contemporary approach. We would happily engage with the applicant should they wish to bring forward an alternative design but at present we are firmly of the opinion that by virtue of its height, scale, siting and massing, the application contravenes Policy DDM1 of the Arun District Local Plan.

For the reasons stated above and shown in the Shadow Impact Assessment emailed to

you, we would respectfully request that this Application is rejected.

Best wishes

Dominic

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning