

Mr & Mrs J Tarleton
4 Golden Avenue Close
West Kingston
East Preston
BN16 1QS

Your Ref: OWPC20862
Our Ref: K/39/18/HH 06-11-2018
Please ask for:
Zac Denton

12th December 2018

Dear Sir/Madam

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

Rear extension and boundary wall/entrance alterations
White Lodge Golden Acre Kingston

Thank you for your internet representation made on 11th December 2018 which has been recorded as '**an objection**' with the comments as follows:

Concerns - rear extension

We have lived at 4 Golden Avenue Close, BN16 1QS for 14 years. During this time White Lodge has been sold twice. In 2008 the property was extended to an entire two storey four bedroom house, with the property extending the full distance of their east/west boundary: (K/14/08)

The rear garden boundary of White Lodge is our southern boundary, alongside our garden and we are primary neighbours on this boundary.

Along with our Local Neighbourhood Plans, the covenants and restrictions on the deeds of the majority of the Estate properties dictate limits to the development of garden and open spaces, so as to protect the integrity of the Estate, which is one of the factors that appealed to us when we bought our house. We felt confident that the garden spaces between properties would be left undeveloped and for this reason did not object to the initial limited degree of enlarging of the White Lodge property in 2008.

The plans presented in this new proposal cause us concern, which we have shared with our neighbours and their architect. We are still very hopeful of ongoing dialogue in order to reach a compromise for us both.

Flooding risk: our garden floods in the area alongside the proposed development area, and is already visibly sunken with the extent of residue water. The natural drainage appears insufficient and the water pools in this area. We have had on occasion water reaching our patio doors, which is the entire length of the garden underwater on that side only.

Height of the roof: the new pitched roof on the proposed annex is in fact only 70cm short of the guttering on the two storey main house, and above the upper windows. This height would not only look imposing alongside our property but would be detrimental to our light. We do not feel this constitutes a single storey extension. In discussion with our neighbours we expressed our preference that the pitch roof height on the current garage is a maximum guide height that we consider would not intrude our perspective from house or garden.

Privacy The proposed buildings' distance from our garden boundary is extremely close: at 1.5meters from our fence. The end of the living room section with full height glazed doors/upper section of the annex extends to close proximity of our own house. We

consider that the glazed doors on this section would effectively overlook our property on the full rear of our east facing elevation and also have sight into our south facing rooms, the covenant on our own property within the same Estate and Parish dictates a minimum of 50ft must be maintained between a rear boundary and property.

We very much appreciate our neighbours having been most accommodating in sharing their plans and were very receptive to our feedback; we do however feel it is appropriate to raise our concerns officially as part of the planning process. The flooding risk, the overall height of the pitched roof, general proximity to our property and the privacy concerns are the basis for our objection regarding the current plans as they stand.

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