

Jack Willmott
Imray
Seaview Ave
Kingston Gorse
West Sussex
BN16 1RZ

Your Ref: OWPC20922
Our Ref: K/40/18/PL 14-11-2018
Please ask for:
Mrs A Gardner

19th December 2018

Dear Sir/Madam

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

Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL).

Spring Tide Gorse Avenue East Preston

Thank you for your internet representation made on 19th December 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. Adverse effect on the residential amenity of neighbours: The 1st & 2nd floor balconies overlook the properties to the east and west and the proposal will result in a loss of existing views from neighbouring properties.*
- 2. Building Line: The garage is in front (north) of the general building line in Gorse Ave.*
- 3. Height: The flat roof is 100mm higher than the adjacent ridges.*
- 4. Over-development of the site: The ground floor foot print is significantly larger than the existing building and may be considered to be an over development of the site as it covers approx. 55 - 60% of the site which is significantly higher than that on the adjacent properties.*
- 5. The proposed development is out of character in terms of its appearance compared with existing properties in the vicinity.*
- 6. Visual impact of the development and the effect of the development on the character of the neighbourhood : Historically three storey buildings have been resisted on the Kingston Gorse Estate unless enveloped in the roof space thereby reducing their mass. The Kingston Design Statement 2011 states "Another feature of Kingston is that all of the dwellings (except the ancient water tower in Seaview Avenue) are essentially single or two storey constructions with a ground floor and first floor (some may also have rooms in the loft). This similarity in scale creates a sense of unity and is considered a significant characteristic of the area and any attempt to raise the height of existing buildings, or build new taller structures will be resisted as out of keeping with the area and an imposition on the neighbours".*
- 7. Process: The planning application includes a new cross over the verge which is owned by Kingston Gorse Estate therefore Certificate B should have been completed and Notice 1 served on the Estate.*
- 8. Kingston Neighbourhood Plan 7: The above matters are at variance by reason of:-*
 - a) The proposal cannot be considered to comply with the requirement to be "in-scale with adjacent buildings, takes account of the ridgeline of existing structures and is of a size that does not dominate the surroundings or the wider Parish".*
 - b) The proposal cannot be considered to comply with the requirement to have "a minimal impact on users and occupiers of nearby property and land and does not cause overlooking issues, loss of privacy, or have an over-bearing presence".*
 - c). The above matters are at variance with the "Kingston Design Statement" referred to in the KPNP*

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