

David Sawers
10 Seview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC21059
Our Ref: K/40/18/PL 14-11-2018
Please ask for:
Mrs A Gardner

11th January 2019

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 10th January 2019 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The Society considers that the design and layout of the proposed house is wholly incompatible with the policies of the Arun Local Plan and of the Kingston Neighbourhood Plan.

The following features are contrary to plan policies:

1. The building would cover much more of the site than does the present house, and most of the remaining open space would be paved. The house would therefore be more urban in character than neighbouring houses, and might increase flood risk. It would therefore contravene policy D DM1 of the Arun Local Plan and policies KPNP 7.1(i) and 7'2 (i) of the Kingston Neighbourhood Plan.

2. The house would be of three storeys and positioned ahead of the neighbouring houses fronting the greensward and the beach. This aspect of the houses is the one most seen by the public. Its uncomprisingly modern design, with a flat roof, projecting balconies and walls that are mostly glass would be extremely prominent and incompatible with that of its neighbours, which are typical of the 1920s and 1930s. It would therefore contravene Policy D DM1 of the Arun Local Plan and policy EPNP 7.1(i) of the Kingston Neighbourhood Plan. The most relevant provision of D DM1 is in paragraph 13.2.7, which states "Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, materials, history, landscape and culture, or where this is absent, use strong ideas absorbed from contemporary society and culture". Kingston Gorse possesses a strong local pattern of development, and new development in the area should reflect this character. There is no case for building an innovative design in this location.

3. The position and design of the house, with balconies on the east, south and west sides of the first and second storeys and a large window on the west side of the first storey, would ensure that the gardens and south facing windows of houses to the west would be overlooked. The design would contravene D DM1 3 of the Arun Local Plan and EPNP 7.1 (iv) of the Kingston Neighbourhood Plan.

For the above reasons, the Society trusts that planning permission will be refused for this application.

David Sawers

*Chairman
East Preston and Kingston Preservation Society*

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