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Your Ref: OWQC21557
Our Ref: K/40/18/PL
Please ask for:
Mrs A Gardner

26th February 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 comments made on 25th February 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION: Council does not consider that the plan amendments mitigate its previous objections which are re-iterated below:

- 1. It is an overdevelopment of the site*
- 2. It is visually out of scale to the existing property and overbearing to neighbouring properties*
- 3. It is detrimental and out of character to the visual amenity of the street scene along Gorse Avenue.*
- 4. Council is concerned that the overall height of this new application for a three-storey dwelling is even higher than that proposed for the two-storey dwelling in approved application K/11/16/PL. This increase in height is shown in the drawing Proposed Street Scene plan dwg. 247-D-17 and together with the new flat roof design rather than a sloping roof the impact of scale on neighbouring properties is greater, particularly on the property to the east, and this also adversely affects the continuity of the street scene.*
- 5. Council is concerned that it is intrusive to the privacy of neighbouring properties - balconies and the external staircase should have privacy screening to the side and*

overlooking windows should be fitted with opaque glass.

6. It is contrary to the Kingston Neighbourhood Plan Policy KPNP 7 Design & Development sections 1 (i, iii and iv) and 2(iii).

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning