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17th January 2022

Stephen Hannon
Chairman, Kingston Gorse Estate(Sussex)Ltd.
c/o Hobdens Estate Management
41A Beach Road
Littlehampton
BN17 5JA

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: K/54/21/PL
Site Address: Moorings Gorse Avenue East Preston BN16 1SQ
Description of works: Variation of condition imposed under K/58/20/HH relating to condition 2-approved plans.

Thank you for your internet representation made on 14th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43237

We wish to raise the following objections to the development plans submitted by Moorings.

1.00 Discrepancies between the property as built and the approved drawings including:

A projection beyond the line of the boundary by approx. 750mm onto the greensward created by the construction of a new perimeter wall (compare with approved location plan which shows the boundary in line with the neighbouring property). Also, the new perimeter wall to the North end of the property adjacent to Gorse Avenue has been projected beyond the line of the boundary on to the grass verge.

The increase in size of the flat roofed dormer window which can be seen from both Highwater House and the twitten which significantly increases the bulk of the West and East Elevation (compare with Side Elevations shown on drawing KG/GA/06 rev E)

The increased height of the First Floor flat roofed central bay window on the South elevation over and above the gable ridge heights (by approx. an additional 300mm)

An alteration in the West facing window - now a larger horizontal window with no obscure glass - which directly overlooks Highwater House.

The addition of a window on the North elevation (compare with approved drawings)

The significantly increased fascia board on the flat roofed garage

2.00 The extent of the changes during the course of the project including the scope of work; variations in detailing as well as material changes. It would appear that the project has evolved as it has been built with little regard for either detailing or design quality

3.00 The lack of regard for the guidelines contained within the Kingston Parish Design Statement-in particular the manner in which the garage and West extension have been shoehorned into the side elevation when the

statement refers to the maintenance of "good separation from the edges of the plot. Also 7.13 Extensions and Alterations which states that materials should reflect the current character of the building-these clearly don't; frontages should not be altered to the detriment of the street scene; changes should be in keeping with the original scale and proportion of the original building

4.00 In terms of the current application therefore the Estate strongly objects to the application for a variation to Condition 2 for the following reasons:

- The site plan does not reflect the boundary "as built" see item 1.00 above.

- The new timber shingles are detrimental to the street scene and do not reflect the character of the original building

- The changes in fenestration are inappropriate for the scale of the property ie the W and E facing windows have the appearance of a machine gun emplacement; the flat roofed dormers are bulky and over dominant; the four veluxes are excessive in number and create a cluttered appearance; an additional window has appeared on the front elevation which is not shown on the drawings; the additional windows on the South elevation create an excessive ratio of glazing to solid wall

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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<https://www1.arun.gov.uk/planning-application-finder>