



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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18th January 2021

Jeffrey Vickers
51 Coastal Road
West Kingston
BN161SN

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/55/20/PL
Site Address: 57 Coastal Road Kingston BN16 1SN
Description of works: Demolition & erection of 1 No. dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 15th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32937

I find this proposed development to be entirely out of keeping with others in this part of road and the adjacent houses of Coastal Road. It is a considerable overdevelopment of the site and is very overbearing on both neighbouring properties. It exceeds the existing footprint considerably on the southern side. This is intrusive to the adjacent house which it will overshadow greatly with its overlooking windows. It will affect both light and privacy. Moreover the build line should not be breached by extending to the rear in this wholly disproportionate way. Additionally its height is out of line with the adjacent houses. The existing build line on the Greensward side has been established according to the Council and this overdevelopment is not fitting as it will dominate both street and views on both sides. It is clearly contrary to Kingston Parish Neighbourhood Plan Policy KPNP 7 re Design and Development.

In my opinion this proposed development of a property in a very prominent entrance to Coastal Road will damage the look of the whole neighborhood to the detriment of all local residents.

Finally I would be totally opposed due to its possible use of this property for the purposes of short term holiday letting which contravenes the rules for property established by West Kingston Residents Association.

Kind regards.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.