



Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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18th January 2021

Kingston Parish Council
Mrs V Knight
33 The Ridings
East Preston
West Sussex
BN16 2TW

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:

OWQC32936

Council objects to the application for the following reasons:

1. It is an overdevelopment of the site
2. Due to its design, increase in bulk and scale and its position across the plot, it is visually more intrusive than the existing dwelling and will overly and adversely dominate the street scene.
3. It will be overbearing on the neighbouring properties given its overall height and increase in footprint. The height should not exceed the ridge height of the existing dwelling (14.89)
4. The build line should not extend further south than the existing. This will be detrimental to the neighbouring property and to the street scene as viewed from the West Kingston Greensward. Council considers that properties along Coastal Road and the Greensward effectively have a double frontage.
5. It is out of character to the design of other houses in the vicinity.
6. It is intrusive to neighbouring properties affecting their natural light and privacy.
7. It is contrary to the Kingston Parish Neighbourhood Plan policy KPNP 7 re Design & Development

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 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.

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.