



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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22nd January 2021

West Kingston Residents Association
Arun Office Services LTD
55-57 Sea Lane
Rustington
West Sussex
BN16 2RQ

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 21st January 2021 which has been recorded as an objection with the comments as follows:

OWPC33144

WKRA would like to add their objection for the proposed development of 57 Coastal Road. The proposed design is in a prominent position at the entrance to Coastal Road and will completely change the landscape as you enter that part of the estate. It is completely out of character to the designs of the dwellings in the local vicinity. The proposed design will be visually more intrusive than the existing dwelling and will affect the privacy and natural light of the neighbouring dwellings. The artists impression and plans show a complete over development of the site, a significant increase in the footprint compared to the current property and an increase in height to above the current ridge line. This last point contravenes the KPNP 7 re design and development. Having looked at the internal plans regarding layout and usage in great detail, it is highly probable that this property will be used as a holiday rental which is in contravention of the WKRA regulations for the estate. WKRA manages and protects the interests of the residents and having reviewed the plans we believe the development will have a negative impact on the character of the local area and could, if allowed, set a precedent for future developments to the detriment of the rest of the estate and its residents.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.