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25th January 2021

J Andrews
125 High Street
Sevenoaks
Kent
TN13 1UT

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 22nd January 2021 which has been recorded as an objection with the comments as follows:

OWPC33158

This planning application has only just come to my attention and having reviewed the application documents I am very concerned about the impact that such a development will have not only on the street scene as appreciated from both Coastal Road and the Greensward, but also on the immediate neighbours at nos. 55 and 59 as well as opposite the site. Whilst not a local resident I visit the area often and am therefore familiar with the characteristics of the Estate and local environment.

I note that there are a number of errors shown on the drawings which results in the presentation of misleading information. The proposals cannot be determined on such inaccuracies. For example, it is noted that on 'Proposed Site Layout and Landscaping, Street Scene, Parking plan' dated 19.11.20 (lacking a scale bar) the siting of the proposed new dwelling is shown to extend beyond the rear building line of the neighbouring dwellings. This in itself is unacceptable, but more so when the details do not accord with the coloured location plan on the site plan, location plan and section AA dated 15.06.2020 which clearly shows a different development extending even further to the south with limited rear garden. This layout also shows a completely different form of development with skylights shown on the western side which do not relate to the other layout drawings. The perspectives shown on page 3 of the Design and Access Statement do not reflect the elevation drawing details with different set-backs shown, which I believe is further misleading.

The proposed plans and elevations dated 19.11.2020 also incorrectly reference the east and west elevations and the Design and Access Statement incorrectly refers to detail associated with new first floor windows proposed on the new dwelling which will directly overlook no. 59 Coastal Road. Paragraph 4.3 states 'There would be two clear-glazed side facing windows on the western elevation facing toward no. 59. Side elevation appears to contain 2 windows, 1 serving a small bedroom and 2 side secondary windows serving the master

bedroom'. This is totally incorrect. The first floor layout drawings actually show a proposal to introduce four habitable room windows in the western side elevation which will overlook no. 59, as well as a proposed bathroom window. It should be noted that no. 59 has three habitable room windows in its side elevation at ground level facing the application site. Indeed the first section of paragraph 4.3 recognises that first floor windows are likely to give rise to overlooking and this is proposed to be addressed by these relating to en-suites 'which will be conditioned and proposed to be obscure glazed to protect the privacy of existing neighbouring residents and future occupants of the property.' However, as stated above, these are not solely serving en-suite facilities.

The Applicants' details also indicate that the second floor will be recessed in the site away from the current footprint but it is unclear from the layout drawing and elevations how this is achieved. The introduction of the extensive depth of development at first floor and the addition of the second floor creates an oppressive built form right up close to the western boundary, creating a sense of enclosure, overshadowing and loss of sunlight to the neighbouring property having regard to orientation and where receipt of morning sunlight in particular to no. 59 will be impacted. No sunlight/daylight assessments have been included to demonstrate otherwise.

Objection continued on new sheet

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.