



Arun District Council
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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:

OWPC33160

Objection continued from former sheet

In addition, whilst the drawings do not clearly annotate these, it is understood that there are proposed to be rear terraces at both first and second floor level which is considered will introduce serious levels of overlooking and loss of privacy to the immediate neighbours at no 55 and 59.

Whilst it is recognised that contemporary design has been introduced in the area, the overall design of the proposed dwelling is one which does not complement this part of the Estate and its immediate setting. I believe it is bland and unexceptional in its appearance. Furthermore, the extensive built form by way of massing, three storey scale, excessive height and bulk as well as the wide ranging use of glazing will, in my view, result in a highly unacceptable and inappropriate form of development on this site, which will detract from the pleasant environment as well as harm adjoining residential amenities in terms of loss of sunlight, outlook and the creation of a sense of overbearing and loss of privacy, having regard to the fact that the building footprint is proposed to be extended both to the north and south in comparison with the existing dwelling which itself is already dominant and occupies an appropriate footprint.

I therefore consider the proposals to be highly inappropriate and contrary to planning policy objectives which seek to protect the local environment and residential amenities, in particular Kingston Parish Neighbourhood Plan Policy KPNP 7. I would therefore please urge the Council to out rightly reject the current scheme, which contains so many errors in its presentation demonstrating a muddled approach in the concept of the redevelopment of this site.

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.