David Boothby
White Lodge, Gorse Avenue
Kingston Gorse, East Preston
Littlehampton
BN16 1SF

Your Ref: OWPC21484
Our Ref: K/7/19/PL *08-02-2019*
Please ask for:
Mrs A Gardner

15th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling and erection of one new dwelling - Resubmission of K/23/18/PL

Little Deerswood Gorse Avenue East Preston

Thank you for your internet representation made on 14th February 2019 which has been recorded as **'an objection'** with the comments as follows:

I would like to raise our objection to the proposal for the following key reasons:

The proposed development extends significantly to the south of the existing properties building line. I notice that the submission looks to support its case for revising the building line by showing a continuation of a line from the property to its east side. Should the same approach be taken, drawing a continuation of a line from all properties to the west of the proposed development to the majority of properties to the east (barring Spring Tide), while also taking in consideration the natural arc of the estate/building line, the placement of the existing property is enforced.

In addition to this shift in building line being unsympathetic and out of keeping with the current layout of the estate, it also, more worryingly has a highly detrimental impact to the privacy of the neighbouring properties to the west of the proposed development. A breach of privacy which is further compounded by the design of the proposed development.

To-date in the Kingston Gorse estate and neighbouring West Kingston estate properties have been designed to not overlook adjacent properties. This has been achieved by not only maintaining a consistent building line but also by minimising any windows located on the east or west facades of buildings (also ensuring such windows are opaque) and by south facing balconies being screened at their east/west sides. This is particularly the case for any thee story dwellings which by their very nature will have a higher potential for impacting the privacy of neighbouring properties.

The design of the new building places no such consideration over the privacy of neighbouring properties and does not appear to attempt to adhere to the same rules enforced for other developments. The three story design has extensive areas of clear glass and balcony on all floors of the west facade. These windows and balconies clearly overlook the neighbouring properties to the west of the proposed development. In addition and of greater concern, with the proposed change in building line, the windows and balconies on the second and third floors will provide lines of sight back into the bedrooms and living spaces of our neighbouring property. Having such observation points on the west facade of the proposed development is wholly unacceptable and shows a blatant disregard by the developers to the privacy of existing residents both when inside their houses or while enjoying their gardens.

I am also very disappointed that the feedback given against the prior application (K/7/19/PL) does not seem to have been given consideration and that the new application

has made no attempt to address or consult with existing residents upon any of the primary causes of concern.

We are categorically not against the development and modernisation of the estate and area but do expect developers to by sympathetic to the unique nature of Kingston Gorse and take measures in their designs to avoid breaches of privacy. This has been the case with other new recent developments which have employed designs that have minimised glazing / observation points to their south facades and have only included south facing balconies that have been suitably shielded at their east / west ends.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equallity or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning