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

Your Ref: OWQC21558
Our Ref: K/7/19/PL
Please ask for:
Mrs A Gardner

26th 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 comments made on 25th February 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION: Council strongly objects for the following reasons

1.

The proposed development is out of scale to the existing dwelling and by reason of its increase in scale, width, height, bulk and design will constitute overdevelopment of the site. This includes a rise in roof height and shape to create a 3-storey dwelling. The roof height is higher than the neighbouring property to the west and the building (garage) is further forward than the existing and neighbouring garage.

2.

The proposed development will overly dominate the street scene of Gorse Avenue and this will adversely affect the character and visual amenity of the area.

3.

The site backs onto the greensward running along the edge of the beach, which is a popular coastal footpath and leisure route for residents and visitors. This effectively means the property has a frontage to both north and south. The proposed dwelling when viewed from the greensward is considerably forward of the building line of the neighbouring property to the west.

4.

For the reasons given in points 1 - 4, the proposed development will be overbearing on the neighbouring property.

5.

The proposal is intrusive to the privacy of neighbouring properties. Council is concerned that there are overlooking windows and balconies and potential access onto flat roof spaces. Council is also concerned that the ground floor level (including the pool and immediate outside area) are raised up above the garden level so that views across other properties/gardens are greater than can be expected from garden level.

6.

This is a large 5 bedroom property with only two car parking spaces shown (both within a garage) and Council is concerned that this is inadequate for residents of the proposed dwelling. It also does not take in to account visitor parking. There is no on-street parking allowed in the vicinity. There is no measurement of the section of driveway in front of the garage and within the curtilage of the property. If the drawing is to scale, Council considers that parking outside of the garage will overhang the crossover which is not acceptable as this will affect road safety and the character of the street scene.

7.

A pool house is shown on the plans but there are no dimensions or designs shown or an explanation/condition re usage.

8.

For all of the reason above the proposal is contrary to the Kingston Neighbourhood Plan policy KNP7 re Design and Development.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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