Jack Willmott
Imray
Seaview Ave
Kingston Gorse
BN16 1RZ

Your Ref: OWPC21595
Our Ref: K/7/19/PL *08-02-2019*
Please ask for:
Mrs A Gardner

1st March 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 28th February 2019 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to the above application for the following reasons:-
1. Adverse effect on the residential amenity of neighbours: The 1st & 2nd floor balconies overlook the properties to the west and the proposal will result in a loss of existing views from neighbouring properties to the west.
2. Building Line: The garage is in front (north) of the existing building line and the south wall is further south than the line of the existing building and the properties to the west.
3. Height: The second floor flat roof is 835mm higher than the ridge to the adjacent property.
4. Over-development of the site: The ground floor foot print and the building mass is significantly larger than the existing building and may be considered to be an over development of the site.
5. Visual impact of the development and the effect of the development on the character of the neighbourhood : The proposed building will overly dominate the street scene of Gorse Avenue and the scene from the Greensward thereby adversely affecting the character and visual amenity of the area. Historically three storey buildings have been resisted on the Kingston Gorse Estate unless enveloped in the roof space thereby reducing their mass. The Kingston Design Statement 2011 states "Another feature of Kingston is that all of the dwellings (except the ancient water tower in Seaview Avenue) are essentially single or two storey constructions with a ground floor and first floor (some may also have rooms in the loft). This similarity in scale creates a sense of unity and is considered a significant characteristic of the area and any attempt to raise the height of existing buildings, or build new taller structures will be resisted as out of keeping with the area and an imposition on the neighbours".
6.The proposed building is a large 5 bedroom property with only two car parking spaces (both within a garage). This is inadequate for residents of the proposed dwelling and also makes no allowance for visitor parking.
8. Kingston Neighbourhood Plan 7: The above matters are at variance with the Kingston Neighbourhood Plan 7 by reason of:-
a) The proposal cannot be considered to comply with the requirement to be "in-scale with adjacent buildings, takes account of the ridgeline of existing structures and is of a size that does not dominate the surroundings or the wider Parish".
b) The proposal cannot be considered to comply with the requirement to have "a minimal impact on users and occupiers of nearby property and land and does not cause overlooking issues, loss of privacy, or have an over-bearing presence".
c). The above matters are at variance with the "Kingston Design Statement" referred to in the KPNP

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