Dominic Gothard
Spring Tide
Gorse Avenue
Kingston Gorse
East Preston
BN161SF

**Your Ref:** OWPC21704
**Our Ref:** K/7/19/PL *08-02-2019*
**Please ask for:**
Mrs A Gardner

13th March 2019

Dear Sir/Madam

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

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

Little Deerswood Gorse Avenue East Preston

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Thank you for your internet representation made on 13th March 2019 which has been recorded as **'an objection'** with the comments as follows:

*Objection to K/7/19/PL - Replacement dwelling at 'Little Deerswood'*

*I am the owner of Spring Tide, a residence on the Kingston Gorse Estate and the neighbour to this proposed development.*

*We write to outline in the strongest possible terms our objection to the above application.*

*A 3D computer generated model has been prepared in order to demonstrate the adverse impact the proposal will have on 'Spring Tide', the neighbour immediately to the south.*

*The images below show the true impact of the proposal from Spring Tide using surveyed heights from the application drawings. The ridge line of Spring Tide is +14.065. The parapet height of the proposed development at Little Deerswood is +14.900.*

*The application proposes a grossly oversized 3 storey bulk set up against the boundary with Spring Tide and stretching for two-thirds of the length of its garden. The impact this will have on Spring Tide is clearly demonstrated by the above images which are a true and accurate representation of the relationship between the 2 properties.*

*This is a highly inappropriate form of development which will have an acutely adverse impact on Spring Tide. The proposal will have a heavily overbearing presence on the plot and will completely overshadow almost two-thirds of the garden from 2pm onwards for 6 months of the year.*

*The image above shows the shadow cast by the proposal at 2.30pm during the Equinox*

*By virtue of its height, scale, siting and massing it is respectfully considered that this application is in contravention of DDM1 of the Arun District Local Plan.*

*The Design and Access Statement suggest that "the footprint and massing- creates a transition from the White Lodge to the west and Spring Tide to the east" and that this "- reconciles an abnormality and improves the layout of the built environment at his (sic) east end of Gorse Avenue"*

*This comment is disingenuous at best and possibly misleading and ultimately a mistruth. In planning policy terms the break in the building line between the existing house and Spring Tide does not in any way, shape or form, represent an opportunity to create a*

*continuous form of development to 'join' the 2 buildings. Neither does it have any merit in architectural or urban design terms - it represents a crude and obnoxious attempt to provide architectural justification for something that is ultimately very ill conceived.*

*A single storey 'wing' extending south along the boundary with Spring Tide would possibly be acceptable, with the main 3 storey mass aligned with 'White Lodge' to the north.*

*The recently approved design for Spring Tide followed these principles, with the main 3 storey mass set over the existing footprint of the house, and a single storey wing extending north along the boundary with 'Little Deerswood'. This respectful approach represented an appropriate form of development which was supported by officers and members.*

*The isolated nature of Spring Tide is an anomaly but it does not represent an opportunity to create a sheer 2/3 storey facade along its northern boundary to "reconcile an abnormaility"*

*This letter does not represent an objection to the principle of redevelopment and neither does it represent an objection to the contemporary nature of the design. It is does however represent in the strongest possible terms an objection to the scale, form and siting of the proposal which would set a very dangerous precedent were it to be approved.*

*I appreciate the opportunity to express my thoughts and await the outcome of your deliberations.*

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