[redacted]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 13 March 2019 10:05
To: Planning Scanning
Subject: FW: Attention Ms Gardner - Little Deerswood - K/7/19/PL
Attachments: Objection to Arun District Council re Little Deerswood development ID11031159.docx

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From: Daun Johnson
Sent: 11 March 2019 12:06
To: Planning.Responses
Subject: FW: Attention Ms Gardner - Little Deerswood - K/7/19/PL

From: Alan Morcombe [redacted]
Sent: 11 March 2019 12:02
To: Planning
Subject: FW: Attention Ms Gardner - Little Deerswood - K/7/19/PL

Dear Ms Gardner

Please find attached a corrected version of the letter previously sent to you at 11:48, apologies for the previous error.

Regards

Alan Morcombe
Chairman
Kingston Gorse Estate

From: Alan Morcombe [redacted]
Date: Monday, 11 March 2019 at 11:48
To: [redacted]
Subject: Attention Ms Gardner - Little Deerswood - K/7/19/PL

Dear Ms Gardner

Please see the attached letter detailing the Kingston Gorse Estate Board's objection to planning application K/7/19/PL

Yours sincerely

Alan Morcombe
Chairman
Kingston Gorse Estate

11 March 2019

Arun District Council
Planning Department

Planning Ref: K/7/19/PL – Little Deerswood, Gorse Avenue, Kingston Gorse

Dear Sir/Madam

Kingston Gorse Estate Board strongly objects to this proposed development for the following reasons:

1. The proposed development is out of scale to neighbouring dwellings and by reason of its increase in scale, width, height, bulk and the unsympathetic design will constitute overdevelopment of the site.

2. The mass of the proposed three-storey dwelling is far greater than the existing property and whilst simplistically it could be compared with the recently approved three-storey dwelling at Spring Tide in Gorse Avenue, it should be noted that Spring Tide's design reduces the mass of the building at each floor level to lessen the impact of the dwelling on neighbouring properties and, in addition, Spring Tide reduced the scale of their development to reduce the risk of overdevelopment of the site. This is not the case with Little Deerswood where it appears no such efforts to work within the Neighbourhood Plan Development Policy has been considered. The second-floor flat roof is 835mm higher than the ridge of the neighbouring property to the west and the building line (garage) is further forward than the existing and neighbouring garage.

3. 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. Historically, three-storey buildings have been resisted on the Kingston Gorse Estate unless the third storey is enveloped in the roof space reducing their mass. It should be noted that the three-storey properties cited as precedents by the developer are not on the Kingston Gorse estate and in its current guise this development will be out of keeping with existing neighbouring properties in the vicinity.

4. 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.

5. For the reasons given above, the proposed development will be overbearing on the neighbouring property. The Estate Board supports the objections raised by local residents to this development that causes significant issues of overlooking and loss of privacy.

6. The proposal is intrusive to the privacy of neighbouring properties. The first and second floor balconies significantly overlook the properties to the west and because of the increase mass of the development it will result in the loss of existing views of neighbouring properties. To date, new builds have restricted their view over neighbourhood properties by the use of opaque glass and, in the case of balconies by appropriate east/west screening. No such restrictions are included in the balcony design of Little Deerswood.

7. A further negative consideration is that the proposed development will be situated next to an approved, but not yet built, three-storey development and the impact of both buildings going well beyond the original building lines will in effect produce a huge building mass. The overwhelming impact of having two three-storey buildings next to each other will further impact with loss of light, loss of privacy and the feeling that Kingston Gorse has turned into a cityscape. This will completely change the character of Kingston Gorse and should be avoided.

8. The proposed development is a large 5-bedroom property with only two car parking spaces shown and the Kingston Gorse Estate Board is concerned that this is inadequate for residents of the proposed dwelling. It also does not take into account visitor parking. There is no on-street parking allowed in the vicinity. The Kingston Gorse Estate Board considers that parking outside of the garage will overhang Estate owned property, which is not acceptable as this will also affect road safety and the character of the street scene. The Estate Board also believe that the proposal will require the purchase of access rights across a verge owned by it and no such access rights have been agreed. Additionally, the proposed development is likely to breach covenants in the Title Deeds of the property.

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

For all of the reason above the proposal is contrary to the Kingston Gorse Estate Planning policy and, most importantly, the Kingston Neighbourhood Plan policy KNP7 re Design and Development and in its current form should be rejected.

Yours faithfully

Alan Morcombe
Chairman

Kingston Gorse Estate