Ms Anita Gardner
Principal Planner
Directorate of Place
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, BN17 5LF

13th March 2019

Dear Ms. Gardner

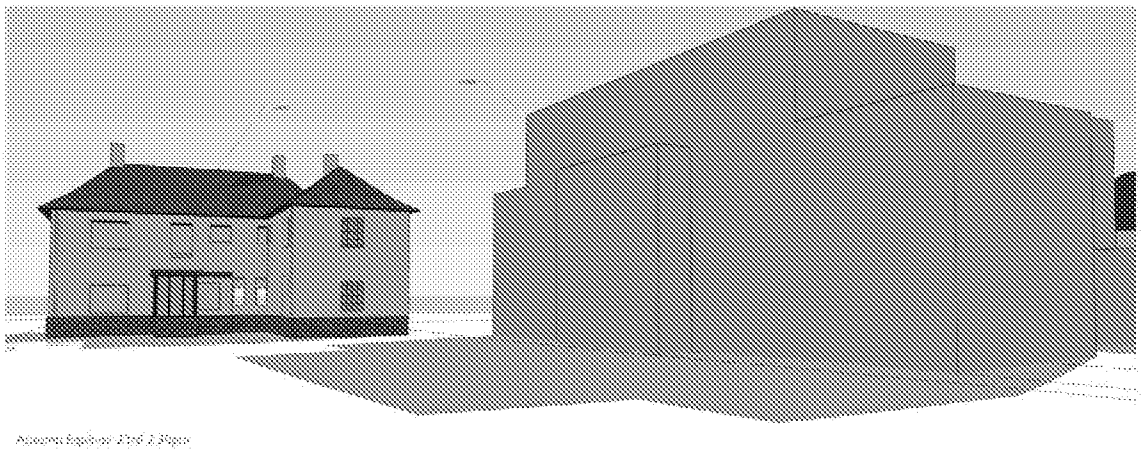
Objection to K/7/19/PL – Replacement dwelling at 'Little Deerswood'

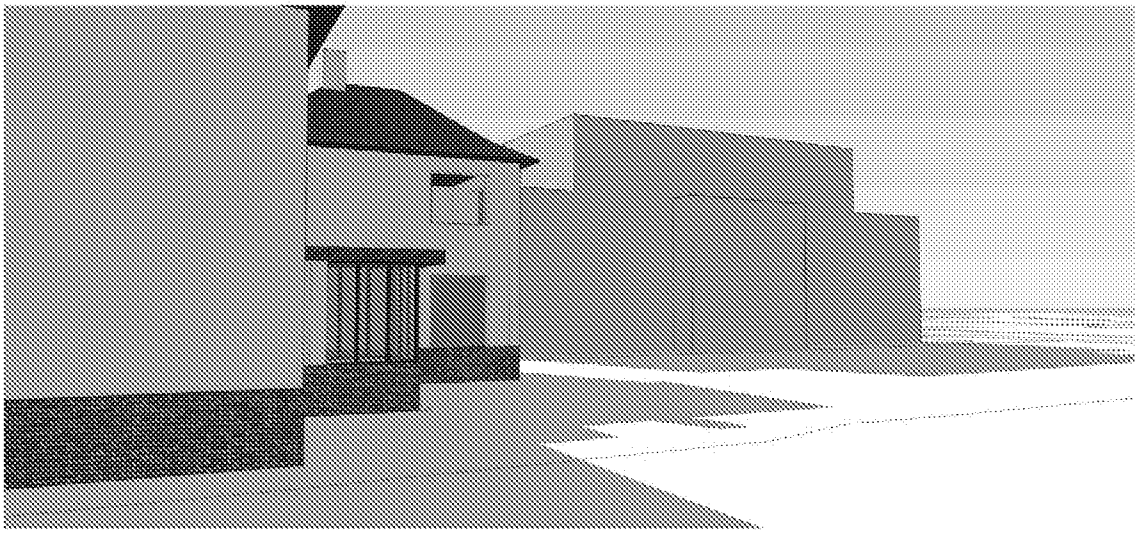
I am the owner of Spring Tide, a residence on the Kingston Gorse Estate and the neighbour to this proposed development.

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.

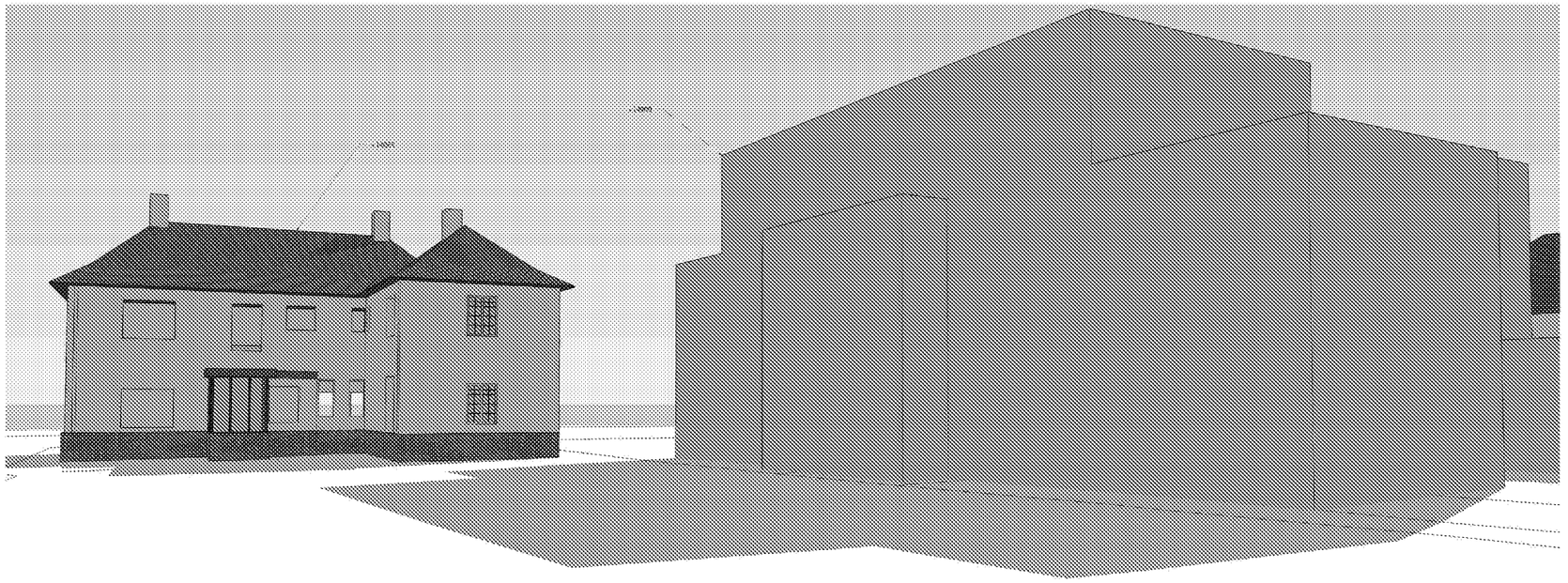
I appreciate the opportunity to express my thoughts and await the outcome of your deliberations.

Best wishes



Dominic Gothard
Owner Spring Tide

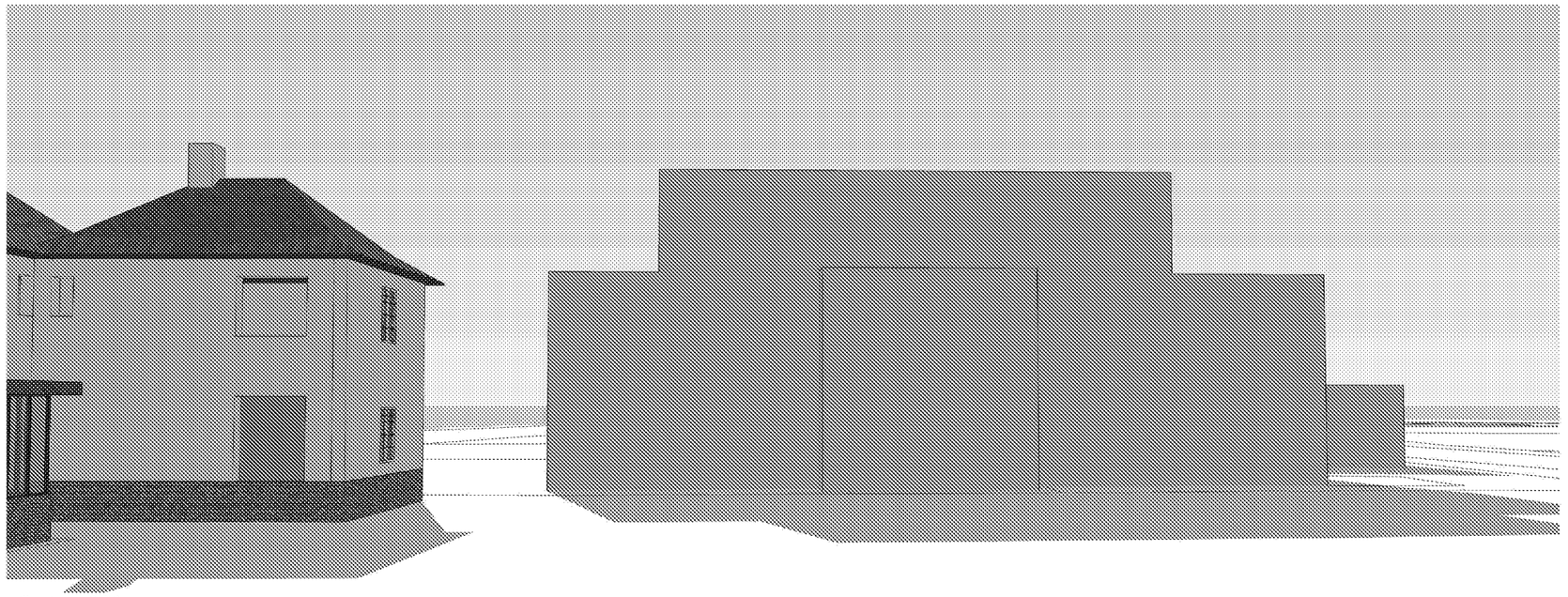




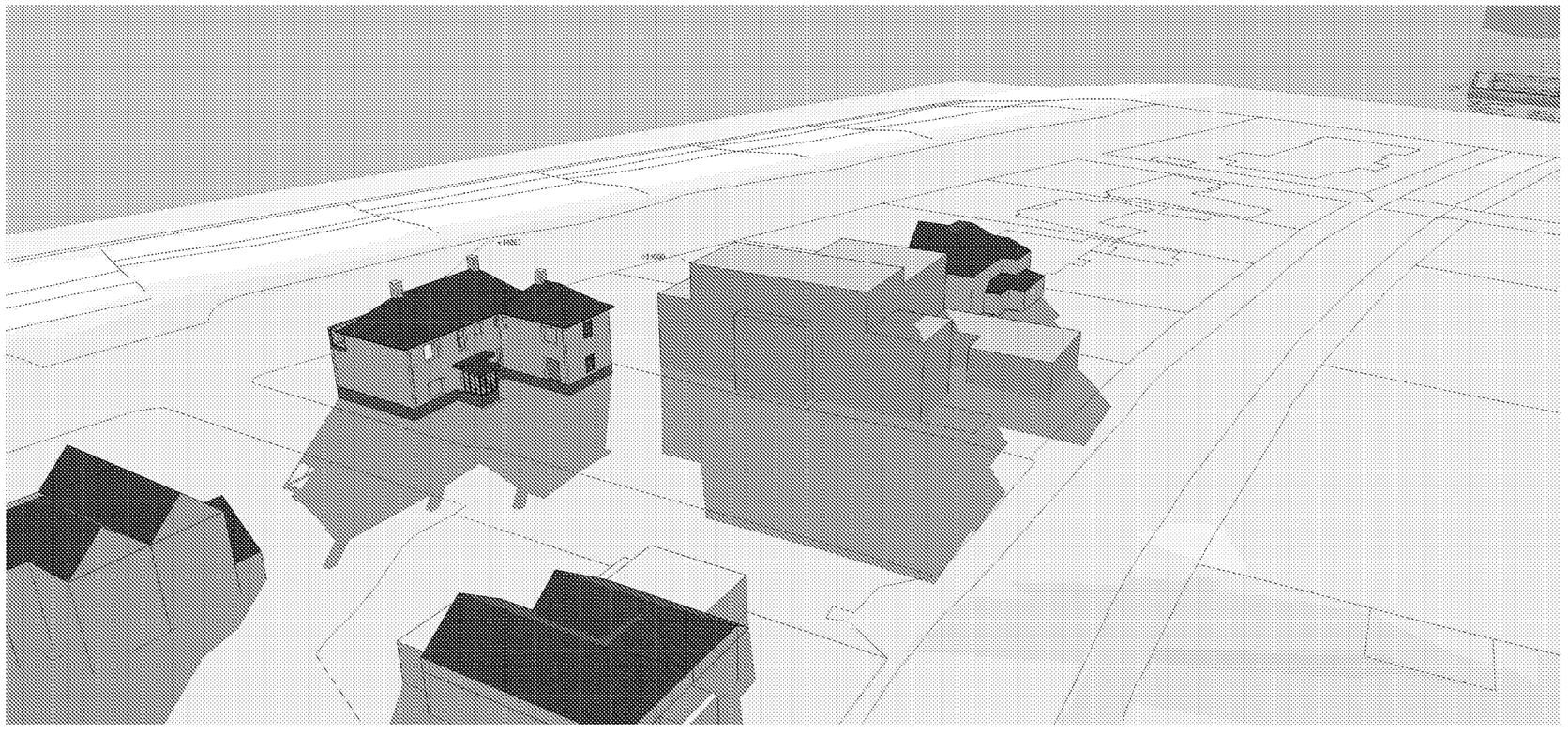
Equinox 2:30pm



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