Dominic Gothard
Spring Tide
Kingston Gorse
East Preston
West Sussex

Your Ref: OWPC23616
Our Ref: K/7/19/PL *08-02-2019*
Please ask for:
Mrs A Gardner

8th July 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 5th July 2019 which has been recorded as **'an objection'** with the comments as follows:

Dear Mrs Gardner

As co-owner to Spring Tide I write to you regarding the above-mentioned planning application of our neighbours' property, Little Deerswood.

Whilst the revised design is a slight improvement on the previous scheme, it still does not acknowledge the relationship with the front garden of Spring Tide and represents a completely unacceptable form of development. The emailed updated impact assessment drawings illustrate the impression.

The East elevation adjacent to the boundary with Spring Tide still presents a long and sheer 3-storey form that will dominate the garden and will create an oppressively overbearing presence - the only relief being the 2 storey projection that only acts to bring the building closer to the boundary.

Spring Tide's unique positioning against the seafront means that any development at Little Deerswood must carefully consider the impact it will have on the garden of Spring Tide. And vice-versa, any development at Spring Tide must also acknowledge the impact it will have on Little Deerswood.

The approved scheme at Spring Tide recognises and respects this relationship: the elevation adjacent to Little Deerswood steps in considerably from the boundary at both 1st floor level and then further at 2nd floor level (refer to approved drawing 247-D-12); but more importantly, where the building form extends northwards beyond the existing footprint, it does so only at single storey (refer to approved drawing 247-D-13).

If the proposal at Little Deerswood were to follow these same principles, from our perspective it would result in an acceptable form of development. We have attached a suggested (and emailed) massing proposal showing how the form would evolve if it followed the principles established by the approved design at Spring Tide.

Yours Sincerely

Dominic Gothard
co-owner Spring Tide

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