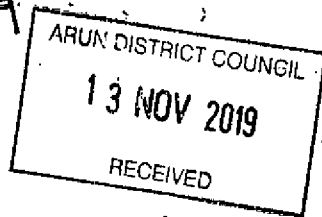


12th October 2019



Dolphins,
28 Angmering Lane,
East Preston
BN16 2TA

Dear Sir,

Springfield House, Springfield Close R/230/19/PL

I am writing to express my concern at this application to substitute a triple garage with living accommodation over for the permitted single storey double garage.

The main dwelling, under construction, has architectural merit with its individual design and use of good quality materials. It is a welcome addition to the area. It complements the two large 'Wells' houses to its east. The permitted double garage was to be sited in the north-west corner of the plot at the rear of the house. It would have an adequate gap between it and the north and west boundaries. The west boundary would have a further buffer between it and the rear gardens of Pigeonhouse Lane properties by virtue of the driveway to The Grange. All in all, this double garage would fit in well with the development as a whole.

The permitted garage has been replaced by a totally different structure - in a tight corner position on the north east rear boundary with the Spire. It would have a detrimental effect on the Spire. Its windows would overlook its garden. My objections are (1) Overlooking and (2) Backfilling.

(1) Overlooking

I am aware that the Council takes seriously issues of overlooking when considering planning applications. See Little Deerswood, Horse Avenue, Kingston upon Hull K/4/19/PL where the Council refused permission for a replacement dwelling on the ground of its unacceptable impact on residential amenity contrary to Arun Local Plan Policy D DM1(3); Policy 7.1 (iv) Kingston Neighbourhood Plan.

(2) Backfilling

The proposed structure would amount to a backfilling of this garden site. As such, it should not be approved. This proposal is similar to the recent

application, currently undecided, at
16 Wontung Road EP/12/19/Ph. There, the
developers of this site, having obtained
permission for a block of flats to replace the
existing dwelling house, are now seeking
permission to build a single storey bungalow
in the rear garden of the house. There have
been a number of objections to this application

Yours faithfully,

