

Stephen Tafe
Knighton Grange Cottage, Nyton Road,
Westergate, West Sussex

PO20 3UL

Your Ref: OWPC23100
Our Ref: AL/42/19/PL 02-05-2019
Please ask for:
Mr S Davis

20th May 2019

Dear Sir/Madam

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

Construction of a 10 No. bedroom dementia unit on the grounds of Nyton House Care Home. This application affects the setting of a listed building.

Nyton House Nyton Road Westergate

Thank you for your internet representation made on 19th May 2019 which has been recorded as **'an objection'** with the comments as follows:

The current proposal significantly impacts the landscape character, setting and visual impact of two Grade 2 listed buildings and in particular Knighton Grange Cottage (formally Manydown Cottage and listed as Nyton Cottage).

The roofs of each of the numerous units will be clearly seen from both of Knighton Grange Cottage gardens and extends along the entirety of the west facing elevation adjacent to Nyton House.

It would appear from the design statements that no consideration has been afforded to the impact of Knighton Grange Cottage by placing the units directly along its West Elevation.

Although the dividing walls between Knighton Grange Cottage and Nyton House are approximately 3 meters high in places, the height and location of the proposals would be clearly seen above the wall. The proposed height of the single-story units of 5.1 meters appears completely excessive; perhaps there is a view to increasing the living space above ground floor level?

Notwithstanding the height issue, the proposed materials for the roof are completely out of context with the key buildings in the close vicinity of Nyton House, three overlooked cottages Wyncote, Nyton Gable, Nyton Farm Cottage and also Knighton Grange Cottage. These properties have roofs comprising hung/peg tiles with the exception of Knighton Grange Cottage being thatched.

The Listed Building Consent Heritage Statement attempts to magnify the impact of the agricultural building to the north of the area in order to justify the proposed design, namely metal zinc cladding which are not part of Nyton estate.

Essentially the proposal places numerous metal structures in the middle of 4 predominantly brick/flint/thatched properties.

The design statement context does not provide any views of the building elevations of properties facing and impacted by the application, although it does provide significant coverage of some farm buildings to the north!

The Pre Application package PAA/70/18 identified the main issues to the application, the first one being the Impact on Character of Building. It states "the current layout and size mean that it will potentially affect the setting of Knighton Grange Cottage. There appears to be nothing in the proposal that has addressed this concern.

It is regrettable that as owner of the property most impacted by this proposal, no one has contacted me to outline and discuss the plans. In fact, it was only by chance that I became aware of this planning application. I would be very glad to discuss my concerns on site so that the planning team can gain a full appreciation of the impact on our 16th Century Grade 2 listed property.

I have E Mailed a set of images to the case officer taken from Knighton Grange Cottage to show the areas most impacted by the proposals.

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 equality 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