

[REDACTED]

From: Silvie Steiningerova
Sent: 21 July 2026 13:15
To: Planning Scanning
Subject: FW: AL/47/26/HH - Tara Norton Lane Norton PO20 3NH
Attachments: Tara Massing Plan.pdf

[REDACTED]

[REDACTED]

Many thanks,
Silvie Steiningerova
Planning Officer, Planning Department

T: 01903 737702
E: silvie.steiningerova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

My Usual Working hours are: 7:30- 17:00 Monday, 7:30 – 15:00 Tuesday, 7:30- 14:00 Wednesday to Friday

To register to receive notification of planning applications in your area please go to www1.arun.gov.uk/planning-application-finder



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	--	--

From: Nicholas Wood [REDACTED]
Sent: 17 July 2026 15:27
To: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: AL/47/26/HH - Tara Norton Lane Norton PO20 3NH

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Silvie Steiningerova,

I am the agent for the above application. I note that the Parish Council has submitted an objection to the above application, and I wanted to provide some brief clarification in response to the matters raised.

The application site is not located within a Conservation Area or other designated heritage area, and the surrounding area does not exhibit a single uniform architectural character. There are several examples of contemporary architecture and more substantially remodelled properties within the immediate vicinity. The proposed design is therefore considered entirely appropriate within this varied architectural context. Furthermore, the principle of altering the external appearance of the property from brick and tile to the proposed rendered and weatherboarded New England-style aesthetic has already been established through the previous planning approval AL/131/25/HH. The current proposals have been designed to continue and complement this established architectural approach.

The Parish Council refers to Policy H3 of the Aldingbourne Neighbourhood Plan, relating to housing density and the potential overdevelopment of sites. However, the current proposal relates to alterations and extensions to an existing dwelling and does not involve the creation of any additional residential units or increase in housing density. We therefore question the relevance of Policy H3 to the determination of this application.

In any event, the application site comprises a substantial residential plot and the proposed extensions would retain a generous relationship with the site boundaries, including up to 9.5 metres to the relevant boundary. The proposals cannot reasonably be characterised as resulting in a cramped form of development or overdevelopment of the site. It is also relevant that the immediately neighbouring property has itself benefited from substantial recent extensions and remodelling, considerably greater in scale than the works proposed as part of this application. The proposals are therefore entirely consistent with the established pattern of alteration and extension within the immediate area.

It is also worth noting that a significant proportion of the additional footprint could potentially have been constructed under permitted development rights. The applicants have instead chosen to incorporate the works into a single, coherent planning application, allowing the alterations to be considered comprehensively and resulting in a more coordinated architectural solution.

The Parish Council has also raised concerns regarding the timing of the Preliminary Ecological Appraisal, which was undertaken in November 2025. The PEA was an initial assessment which identified potential suitability for bats and appropriately recommended further survey work. In accordance with that recommendation, the necessary Phase 2 bat surveys were subsequently undertaken during the appropriate survey season, commencing in May. We therefore do not consider that the timing of the initial PEA undermines the ecological assessment of the proposals.

In light of the above, we do not consider that the Parish Council's objection identifies any material planning harm arising from the development, and we would be grateful if their comments could be considered in this context when determining the application.

For illustrative purposes, I have also prepared a plan overlaying the extent of additions that we consider could potentially be constructed under permitted development rights against the footprint of the current proposals. Whilst we appreciate that permitted development rights do not form the basis of this application, and that no Lawful Development Certificate has been sought to formally

establish this position, the comparison provides useful context when considering the overall scale and extent of the proposed development. The overlay demonstrates that much of the additional footprint now proposed is comparable with works that could potentially be undertaken without express planning permission and, in our view, further supports the conclusion that the proposals represent a proportionate addition to this substantial dwelling and plot, rather than an overdevelopment of the site.

I would also appreciate it if you could let me know if you have any concerns regarding the proposals, or if there are any matters you feel require further clarification, before forming your recommendation. We would be very happy to discuss any issues with you and, where appropriate, consider minor amendments if these would assist in reaching a positive outcome.

Finally, I would be grateful if you could confirm that the Parish Council's objection does not, in itself, require the application to be referred to Planning Committee and that the application remains capable of determination under delegated powers.

Kind regards,

Nik Wood

Director

[Redacted Signature]

Kingfisher Creative Architectural Design Ltd is a company registered in England & Wales with the registered address 4 Cherry Tree Close, Hunston, Chichester. PO20 1BG. Company registration number : 08644051