

26th June 2026

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane
East Preston
West Sussex
BN16 2SP

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/49/26/HH
Site Address: Tuts Cottage Manor Close East Preston BN16 1JF
Description of works: Single storey extension and alterations to existing property. Including porch extension, construction of new chimney, alterations to fenestration and replacement roof tiles. This application may affect the setting of a Listed building

Thank you for your internet representation made on 26th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84408

I write on behalf of the East Preston & Kingston Preservation Society to comment on the application for alterations to Tuts Cottage. We appreciate the care taken to work at a scale and with materials appropriate to the position of this dwelling in relation to a Listed Building. However, we are concerned that the historic nature of some of the buildings involved is not wholly appreciated. Some alterations will be made to structures attached to the listed building, but the most radical changes, involving the demolition of two flint walls to provide substantial glazing, affect what seems to be the oldest part of these old Manor House outbuildings. A structure of this shape and in this position appears in the 1879 6" Ordnance Survey map (Sheet LXIII) and possibly even on the Tithe Map of 1838.

We have no objections to the application, but would ask that conditions be imposed so that a proper record be made of all the structures being worked on before and during alterations, and of any features encountered during groundworks.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you

are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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