



Arun District Council
Arun Civic Centre
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6th April 2022

Kingston Parish Council
Mrs V Knight
33 The Ridings
East Preston
West Sussex
BN16 2TW

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: K/11/22/PL
Site Address: Salamanda 37 Coastal Road Kingston BN16 1SJ
Description of works: Demolition and erection of 1 No detached dwelling. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 5th April 2022 which has been recorded as an objection with the comments as follows:

OWQC46256

Council objects to this application for the following reasons:

1. It is contrary to the Kingston Neighbourhood Plan policies, in particular:

- KPNP Design Statement: part 7 General Design Guidelines
- KPNP 7 Design and Development: part 1 (i)(iii)(iv) and (viii)

2. Council objects to the proposed open roof terrace that gives 360 degree views across the neighbourhood as:

- i) it is out of character and not of a suitable design for the neighbourhood and would set an unwelcome design precedent.
- ii) the street scene of Coastal Road and views from public footpath 2110 (the greensward) would be adversely affected.
- iii) there should be no increase in roof height. The new build should not be higher than the existing dwelling or neighbouring properties. The proposed half height panels appear to only take the level of the proposed new dwelling to that of the existing but the true height needs to take in to account the height when occupants are standing on the roof terrace.
- iv) it is intrusive to the privacy of nearby properties and the wider neighbourhood and therefore, there should be no access to the roof except for maintenance. Council notes the suggestion from a neighbour that there could be a privacy screen to head height but this would further impact on our objections regarding design and mean that the overall build height for the proposed dwelling would be higher than the existing dwelling and higher than the height of neighbouring properties and this would not be acceptable.

3. The first floor rear balcony is intrusive to the privacy of neighbouring properties unless privacy screens are included to the east and west ends of the balcony.

4. Council has the following concerns:

- i) that the pool plant is located close to the boundary and may cause a noise/vibration nuisance to the neighbouring property to the west.
- ii) there is an important drainage outfall pipe that runs adjacent to the eastern boundary of the property and the Arun drainage engineer should be consulted on this proposal to ensure the outfall pipe is not compromised.
- iii) Council understands that the ancient byway BOAT 3623 passes across some of the garden of this property and that this should not be built on. County Public Rights of Way legal section should be consulted on this to clarify the protected route of BOAT 3623.

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 on the website. 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.

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.

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>