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23rd May 2022

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

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: K/12/22/HH
Site Address: Meadow House Kingston Lane Kingston BN16 1RS
Description of works: Erection of single storey rear and front porch extension, erection of self contained detached annex and alterations to fenestration.

Thank you for your internet representation made on 20th May 2022 which has been recorded as an objection with the comments as follows:

OWQC47666

OBJECTION for the following reasons:

- Council has no objection in principle to the proposed rear extension and front porch extension to the existing dwelling but is concerned that a section of the 'U' shaped drive to the rear will be built over. It is essential that adequate parking and turning space is provided and clearly identified on a site map.

- Council does object to the creation of a self contained annexe by the conversion of a stable block

1. The stable block was approved in 1984 (planning application K/12/84) and is for equine use. This proposal represents a change of use on a site that is outside of the built up area boundary and in the Gap between Settlements that is predominantly agricultural countryside.

2. Are there any conditions re land use on the rest of the plot for Meadow House? Council is aware that there was some grazing land to go with the stables.

4. The stables are built on a 'dink' into the neighbouring field that is used for grazing horses and residential use could impact on this.

5. Council considers that the proposed annexe is too far from and detached from the main residence to be considered subservient to or ancillary to the main dwelling. It would be a separate dwelling.

6. Will the section of the driveway to the east of the property that goes towards the existing garage be a dedicated access for the proposed annexe and possibly the separate existing garage? There is no site plan showing the layout.

7. Windows to the east elevation could overlook and would be in close proximity to the neighbouring field used for grazing. Windows should be obscure glass or with a condition that suitable screening fencing be installed in perpetuity.

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.

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>