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27th June 2022

Mr & Mrs D Williams
The Moorings
Peak Lane
Kingston
Littlehampton
BN16 1RN

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/19/22/HH

Site Address: Flint Barn Peak Lane Kingston BN16 1RN

Description of works: Conversion of hobby room/gym into a one bedroom self contained annex. The building will not be physically increased in size or height. The proposal will see 2 existing single glazed wooden framed windows approximately 1000mm x 1000mm in size, on the West elevation being replaced by a single UPVC glazed door and UPVC window measuring 1100mm x 1800mm. Whilst maintaining some of it's current uses this will also allow the space to be used as a temporary dwelling, for use as an extension to the main house, by extended family and friends. The converted space will consist of a sitting room/kitchenette, bedroom and shower room.

Thank you for your internet representation made on 25th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48444

We strongly object to the above application at Flint Barn.

The previous Recommendation Report for Lawful Development Certificate for a Proposed Use or Development (ref no. KI57/20/CLP) concluded that this conversion of the existing double garage to a new 1 bedroom dwelling was considered to fall under Section 55 of the Town and Country Planning Act 1990 and therefore requires planning permission for it to be used as an unrestricted dwelling. This planning application therefore needs to be considered as such; that is an application for a new 1 bedroom dwelling, which we feel is totally inappropriate for this site.

We have lived at The Moorings Peak Lane for nearly thirty years, during which time the building referred to as a "hobby room / gym" has always been a detached garage. This lies directly adjacent to and shares the southern wall of our house which forms part of our open-plan kitchen-diner-conservatory. A conversion of the "hobby room / gym" to a "self-contained annexe" would effectively make that part of our home semi-detached, with no distance separating the two dwellings. The fact that the "hobby room / gym" is completely detached from the Flint Barn house means it cannot be considered as an annexe to Flint Barn but would be creating a new additional dwelling, as identified in the previous report. We believe that the intended use would go

beyond occasional use by extended family and would be used as a holiday rental property. We are already aware of when the "hobby room / gym" is in use and any conversion into self-contained living accommodation would cause an increase in the level of noise that we would experience. This would exacerbate the already negative impact on the privacy inside our home and our resulting health and quality of life. We cannot emphasise this strongly enough and feel that the situation would be intolerable.

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. 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>