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8th July 2022

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

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 its 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 7th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48861

I write on behalf of the East Preston & Kingston Preservation Society to object to this application. The Society echoes the Parish Council's query about the existence of a new garage and car port to the east of the old double garage that was converted into a hobby room/gym in about August 2020 (K/33/20/IN). A Google Earth image of April 2020 shows no such garage or car port. The block plan from the first application on this site K/6/20 shows that in February there was no structure east of the double garage later converted into a hobby room. Nor were any shown in plans accompanying applications K/20/20 in June or K/52/20 in December - or indeed for the subsequent application cited by the Parish Council (K/49/21). The garage and car port appear to have been built without planning permission.

Regard should be given to the fact that this application, outside the Built-Up Area, proposes extra buildings, some of which might have been put up without permission, and which have a negative impact on the neighbouring properties. It is also possible that the proposed living accommodation does not comply with Internal Space Standards. The Society requests that, if approval is given to this application, conditions should be considered which guarantee the future amenity of neighbouring properties and restrict the use of this

annex as ancillary to Flint Barn.

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>