



Arun District Council
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25th March 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/1/22/HH
Site Address: Nantucket Gorse Avenue East Preston BN16 1SG
Description of works: Proposed outbuilding to supersede previous outbuilding consented under application reference No. K/23/19/HH.

Thank you for your internet representation made on 23rd March 2022 which has been recorded as an objection with the comments as follows:

OWQC45485

Council objects to this application for an outbuilding that comprises a sitting and kitchen area with a WC/shower room.

Reasons for objection are:

- i) it is an overdevelopment of the site
- ii) due to its height and mass and location on the plot it will be detrimental to the visual amenity and overall character and amenity of the neighbourhood. It is noted that it will be significantly higher than the boundary wall reaching a height of 4.215 m. This is also significantly higher than the flat roof summer house in the grounds of the neighbouring property to the west (High Hobby).
- iii) it will be visually intrusive to the nearby neighbouring properties
- iv) it will be visually intrusive to the wider neighbourhood as is situated:
 - close to the southern boundary of the property that abuts a popular leisure walk along the greensward (public footpath 2110) enjoyed by residents of the parish and many visitors to the parish, and
 - it is even closer to the twitten that runs along its eastern boundary.
- v) it is out of character for the area given its design, size and proximity to boundaries and Council is concerned that for the reasons given above this would set an unwelcome precedent for an outbuilding.

vi) Council is also concerned that this could be used as an independent dwelling.

Council further comments on the reference to planning application K/23/19/HH. This substantial outbuilding was not included in the description of the proposed application and was not shown at all on the perspective or elevation views.

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>