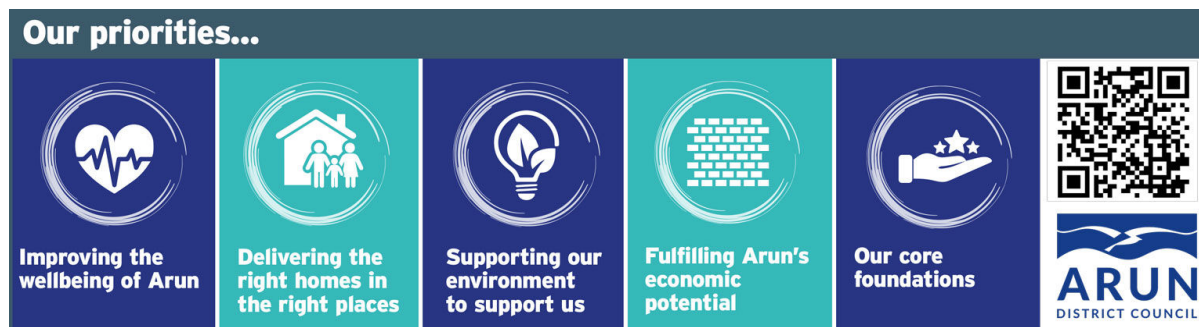


To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: George Swietlik [REDACTED]
Sent: 05 March 2026 15:18
To: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: K/1/26/HH Retrospective Application

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

REF: **comments relating to application** K/1/26/HH **have been registered to reference is** OWPC81771

Good afternoon, Ms Steinerova,

Further to lodging the below comments on the planning portal, please find attached further material for your consideration.

We object to elements of this retrospective planning application K/1/26/HH in that it does not address the elements of our previous concerns. These were raised as objections in both K/17/22/PL and K/29/29/PL.

The deviations by the applicant in carrying out the permitted and accepted planning permission of the previous applications only further complicates this case. However, our concerns over privacy still remain and are not to be obscured by some elements of the statements made

The distance between the properties are less than 25 metres and not as stated in Statement 6.8

The windows to our southern elevation are large and not as stated in Statement 6.9

The statement 6.12 relating to the Planning officer consideration ought to be maintained despite the assertions made in 6.14, 6.15 and 6.16. Whilst we can, from particular vantage points and angles, look into this particular dormer window, the applicant might consider that we could be invading their privacy – not that we wish to be voyeurs and have an insight to their activities when the shutters are open.

However, this application is incomplete as it avoids the subject matter of “the screening by Obscure Glass on the rear Balustrade/Balcony”. This still hasn’t been addressed and remains an issue and concern. This was raised in respect to K/29/23/PL. The need for a permanent and secure barrier between our property and the upstairs terrace remains. Especially, because of being overlooked and the possible invasion of noise created when the terrace is used. The distance between the end of the 1st floor terrace and the balcony of our main bedroom is certainly less than 25 metres. This requirement for screening as included in the prior conditions is a matter that requires closure however that space is occupied.

All the photographs that were taken and submitted by us in support of our concerns still hold and the Officer reviewing this case should consider these. They are referenced DNG1 through to DNG8 in the previous correspondence. As mentioned see attachments from previous correspondence.

Yours sincerely

George Swietlik

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

CONCLUSIONS

PRINCIPLE

The key development plan policies relevant to this application are D SP1, D DM1 & D DM4 of the Arun Local Plan (ALP), and Policy KPN7 of the Kingston Neighbourhood Development Plan (KNP).

Additionally, Section M of the Arun Design Guide is also of relevance.

DESIGN AND VISUAL AMENITY

The proposed roof extension is a gable ended dormer on the North roof slope and is to replace the approved roof extension in the same location. This alteration is acceptable as it results in a more cohesive design for the dwelling as it reflects the other dormers approved on the other elevations. It is not centrally located but does not dominate the roof slope. This dormer is not in complete accordance with the guidance for dormers set out in Section M but remains acceptable as a visually subservient, integrated, and sympathetic addition. This dormer would not have any adverse visual impact on the wider locality.

The approved single storey extension is to the North of the dwelling. The proposed reorientation of its roof results in the approved gable ended roof running North to South, as opposed to its previous East to West orientation. It is also noted that this new roof would be lower than that of the approved. Being at ground floor, and separated from the site boundaries by substantial distances, means this will have little to no visual impact on the wider locality and is not a visual alteration that results in any harm to the character of the site or locality.

The alterations to the fenestrations include various relocations and resizing of the openings at ground floor on all aspects. These are minor alterations and of little visual impact on the overall dwelling or its locality. There are also some first-floor fenestration alterations on the first floors of all aspects. These too have little visual impact on the design of the dwelling and do not result in any substantial relocations or prominence of viewpoints. They will be noticeable changes from the locality being at first floor but are not to its detriment.

The alterations to fenestrations of the approved roof slope dormers are not substantial. They primarily relate to an alteration of the window design, not their scale or siting. The new window design is comparable to the last and does not harm the visual amenity of the dwelling or its locality.

It is noted that the proposal includes a reduction in scale of the ground floor projection and extension on the North elevation. This is a reduction in scale with no significant visual difference to that approved and remains acceptable.

The proposal does is acceptable in terms of design and visual amenity and is in accordance with policy D SP1, D DM1 & D DM4 of the ALP, and Policy KPN7 of the KNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would not result in any significant increases of scale and would not result in any significantly adverse impacts by way of overshadowing or overbearing on neighbouring properties.

The proposed second floor dormer to the North roof slope would serve as a comparable viewpoint to that which was already approved and conditioned. The plans denote this window to be obscure glazed and fixed shut up to 1.7m from finished floor level. It is separated from the North site boundary by a significant distance and serves a staircase. This second floor window would be approx. 2.5m above the finished floor level of the stairs and when viewed from the second floor where it could be looked through at a reasonable height, one would be stood approx. 2.8m back from the window, thereby confining any views from this window to long views that do not encompass the rear amenity space or rear windows of 'Horizons' to the North-East. In any case, as the second-floor roof extension viewpoint is to be obscure glazed and fixed shut up to 1.7m it would not give rise to any significantly adverse impacts by way of overlooking. It is noted that the first-floor staircase window on the North elevation below the second-floor roof extension is also noted as obscure glazed and fixed shut up to 1.7m and as such, this would also not have any significantly adverse impacts by way of overlooking.

The second-floor dormer to the East elevation is in a prominent location and would allow for oblique views toward neighbouring private rear amenity spaces such as that of 'Horizons'. It has previously been conditioned to remain obscure glazed and fixed shut up to 1.7m from finished floor level and a condition has been attached to this decision to ensure this remains as such in perpetuity.

There are no other new first-floor viewpoints that are significantly different from those approved and those at ground floor are not of concern as they provide views only toward the owner's private amenity space or boundary treatment.

A condition has been attached for the avoidance of doubt to ensure that the screening on the East, and part of the North, side of the first-floor roof terrace is to be built in accordance with the details approved under K/14/23/DOC and remains fit for purpose and fixed in place.

The re-orientation of the single storey structures roof would not give rise to any adverse overlooking impacts of neighbouring properties.

By virtue of not giving rise to any significantly adverse impacts by way of overbearing in, overshadowing, or overlooking on neighbouring properties, the proposal is in accordance with policies D DDM1(3) & D DM4(c) of the ALP, and Policy KPNP7 of the KNP.

SUMMARY

The proposed development accords with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

 - Proposed floor plans and elevations - 121b Rev A.
 - Proposed floor plans and sections - 121c Rev A.
 - Proposed location and block plan - 050.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The second-floor dormer window on the East elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a minimum height of 1.7m from the finished floor level of the room it serves.

Reason: For the avoidance of doubt and to protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 4 The screening to the East side, and part of the North side, of the first-floor roof terrace on the North elevation shall be constructed in accordance with the details so approved under application ref: K/14/23/DOC, fixed to be immobile, remain fit for purpose, shall be retained as such in perpetuity.

Reason: For the avoidance of doubt and to protect the amenities and privacy of the adjoining property in accordance with policies D DDM1 of the Arun Local Plan.

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

DECISION NOTICE

Application Ref: K/29/23/PL

1 To Addressee

Lucinda Sanford Design Ltd
Unit 13 Talina Centre
Bagleys Lane
London
SW6 2BW

2 Site Address

Panorama
Golden Acre
Kingston
BN16 1QP

3 Description of Development

Proposed roof extension and reorientation of roof position on single storey extension and alterations to fenestration.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed floor plans and elevations - 121b Rev A.
- Proposed floor plans and sections - 121c Rev A.
- Proposed location and block plan - 050.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The second-floor dormer window on the East elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a minimum height of 1.7m from the finished floor level of the room it serves.

Reason: For the avoidance of doubt and to protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 4 The screening to the East side, and part of the North side, of the first-floor roof terrace on the North elevation shall be constructed in accordance with the details so approved under application ref: K/14/23/DOC, fixed to be immobile, remain fit for purpose, shall be retained as such in perpetuity.

Reason: For the avoidance of doubt and to protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: **15th August 2023**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

27th July 2023

George and Anne Swietlik
Horizons,
71, Coastal Road
East Preston
Littlehampton
BN16 1SW

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/29/23/PL
Site Address: Panorama Golden Acre Kingston BN16 1QP
Description of works: Proposed roof extension and reorientation of roof position on single storey extension and alterations to fenestration.

Thank you for your internet representation made on 26th July 2023 which has been recorded as an objection with the comments as follows:

OWPC60459

In the previous application K/17/22/PL we felt that privacy concerns weren't fully addressed. With changes being proposed our privacy is being further invaded. Also, work is being carried incorporating these changes whilst under consideration for a decision by the Councils Planning Department by 25/08/2023.

(See Attached DNG 1 and DNG 2)

This gives rise to a number of queries but more importantly whether this has already been "agreed". In addition, it gives rise to the question as to whether the entire process and procedures of the Planning Rules and Regulations are consistent and uniformly applied (See Attached DNG3)

Our main objections and concern to this development still remains in protecting our privacy both within the house and in the grounds of our garden. We feel the provisions to safeguard our privacy have been inadequately measured by Arun District Planning Dept and this is being further eroded in this application.

This is best illustrated by the following points: -

Contrary to statement made in Decision Notice Appl. Ref. K/17/22/PL Notices 4.5, 4.5, 4.6 and the policies D DM1 and D DM4 of the Arun Local Plan these provisions do not overcome the issue of being overlooked. Apart from the view from our bedroom and into our bedroom (DNG4) the gap with the removal of hedging (Statement in DN5 is questionable), the provision for the 1.7m obscure screening is now insufficient. Furthermore, in Decision Notice Ref. K/17/22/PL 4.6 calls for " - at all times be glazed with obscured glass and fixed to be permanently non opening-.

The application now seeks to circumvent the conditions previously made when granting permission to K/17/22/PL.

The present proposal seeks to introduce an 'Artificial Hedge' screen and replace Obscure Glass

The drawings reveal a separate mounted screen behind a low balustrade wall. In the application no reference is made to this material change. (See attached DNG6, DNG7 and DNG8). The AH screen doesn't offer the same safeguard and longevity.

The statement made in DN6 indicates the removal of those low balustrade walls but DNG7 and DNG8 reveals otherwise. The fact that the proposed 'Artificial Hedge' is separate and does not form part of the balustrade wall calls into question the permanency of this change. The need for a permanent and secure barrier between our property and the upstairs terrace is a matter of concern. Especially, because of being overlooked and the possible invasion of noise created when the terrace is used. The distance between the end of the 1st floor terrace and the balcony of our main bedroom is certainly a matter of concern for us whoever occupies that space.

Finally, we wish to have confirmation that all the obscured glass mentioned in the conditions of the previous approval must be a two-way obscured version and not in a singular direction towards Panorama.

We trust that the specific points that were raised are given due consideration and welcome a visit. All drawings/attachments referenced were supplied separately.

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.

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/>