



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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8th January 2021

Kingston Parish Council
33 The Ridings
East Preston
West Sussex
BN162TW

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application No: K/57/20/CLP
Site Address: Flint Barn Peak Lane Kingston BN16 1RN
Description of works: Certificate of lawful development for the proposed change of use from hobby room to 1 No dwelling.

Thank you for your internet representation made on 7th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32690

Council objects to this application for an outbuilding used as a hobby room to become a dwelling:

1. This should not be allowed to create a separate dwelling.
2. Allowing a hobby room to become a fully habitable space with full services because of its location on the plot and future usage will adversely affect the amenity of neighbouring properties.
3. It is out of keeping with the existing density of dwellings in this area of countryside.
4. Council is also concerned that the plot of Flint Barn has been increased to include an additional area at its north east point. This is an area not previously within the plot that forms part of Peak Lane (and BOAT 3623). It allows a right of way to others. For instance for neighbouring properties to tend their boundary and for vehicles to use as part of a turning point. It should not be enclosed so that this right of way may continue.
5. If the Planning Officer is minded to approve this application it should be for ancillary use only to the main dwelling.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.