Hargreaves

Rustington House
Worthing Road, Rustington
West Sussex BN16 3PS

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

Our Ref: ADC.EPKM.170213

13th February 2017

Dear Sirs

PROPOSAL FOR THE CONSTRUCTION OF OAK FRAMED BUILDING AT KINGSTON MANOR, KINGSTON GORSE, WEST SUSSEX, BN16 1RR

We have submitted a householder application for planning permission and listed building consent for the construction of an oak framed outbuilding at Kingston Manor, Kingston Lane, East Preston.

The application has been submitted, via the Planning Portal, and comprises the following:

- The application form signed and dated
- Combined Design & Access Statement and Heritage Statement
- Site Location Plan at 1:1250
- Site Plan at 1:250
- Proposed Elevation Drawing Ref_408_Rev D at 1:50
- Proposed Floor Plan and Section Ref_408_Rev D at 1:50

This application is a re-submission following the refusal of application ref. no. K/22/16/L on the grounds that "the size, height, footprint, design, and lack of any historic justification for the structure the proposal would not preserve or enhance the listed building and would damage the setting of a Grade 2".

Whilst, we do not endorse the Council's criticisms of the previous proposal with regard to the size, height and footprint of the proposed structure given the proposed single storey outbuilding is commensurate with the other building, respecting the existing ridge and eaves height as well as maintaining the same roof angle.

The proposal now submitted has been revised to address the Historic Building Advisors concerns over the relationship of the proposed outbuilding with the existing historic building and particularly the former church building with the introduction of a mix of brickwork and flint-work on the southern and western elevations to ensure visual uniformity with the other buildings.

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Hargreaves Management Limited Registered Office: Kingston Manor, Kingston Gorse, West Sussex BN16 1RR Registered in England No. 1109277
The Company's TERMS OF BUSINESS apply see www.hargreaves.co.uk (or request a hard copy)
Directors: Richard R Andrew MRICS ACMI, Ruth Andrew, John Hazelwood ACMI, Company Secretary: Patrick Hamilton FCCA

ARUN DISTRICT COUNCIL K/5/17/HH

Arun District Council
13th February 2017

PROPOSAL FOR THE CONSTRUCTION OF OAK FRAMED BUILDING AT KINGSTON MANOR,

The proposal now submitted, also comprehensively addresses the reasoning and justification behind the application in more detail. The fact that the entire property and the setting of the listed buildings is adversely affect by the recently constructed ASDA superstore and the lights illuminating the A259 Ferring by-pass. The proposed development has been designed in order to enclose and protect this view. The outbuilding will enable agricultural and other materials currently stored on external hardstanding to be stored within the outbuilding rather than externally.

We trust the revised submission will therefore be considered more favourably noting it has been revised to address the Local Authorities previous concerns.

We look forward to receiving confirmation that the application has been registered and validation. Should you wish to visit site, or require further information/clarification, in respect of any matters relating to this application please do not hesitate to contact the undersigned as we would want to ensure that any matters are addressed prior to the determination of this application in order to ensure a satisfactory resolution is forthcoming.

[redacted]

Encl.