

Alan Morcombe
Farthings
Brookside Road
Kingston Gorse
BN16 1SE

Your Ref: OWPC23060
Our Ref: K/9/19/HH 18-03-2019
Please ask for:
Zac Denton

17th May 2019

Dear Sir/Madam

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

Replacement of existing studio building, adjacent to house, with new studio building, to be used as extension to house. This application may affect the setting of a listed building.

Kingston Corner Brookside Road Kingston

Thank you for your internet representation made on 16th May 2019 which has been recorded as '**an objection**' with the comments as follows:

16 May 2019

*Kingston Gorse Estate (Sussex) Ltd
41a Beach Road
Littlehampton
West Sussex
BN17 5JA*

*Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF*

Dear Sirs

Ref: Planning Application: K/9/19/HH Kingston Corner

On behalf of Kingston Gorse Estate Board, I make the following comments on the planning application relating to Kingston Corner. Please accept this letter as an OBJECTION to the planning application.

There is an adverse effect on the residential amenity of adjacent neighbours and Section 66 of the Listed Buildings Act 1990 by reason of:

- 1. The development is not appropriate and sympathetic to the character of the Kingston Gorse Estate and its surrounding properties and the appearance in terms of building materials (corten steel) and design features is out of character with its surroundings.*
- 2. The proposed development is not in scale with adjacent buildings. The current outbuilding that is being replaced by this development has a footprint of 34m whilst the new development is almost four times as big with a footprint of 129m . The proposal also goes beyond the existing building to the front of the property, bringing it closer to the road.*

3. The proposed development is adjacent to the boundary of a Grade II listed building, Sea Barn and, although there are no windows proposed overlooking Sea Barn, the building will clearly be visible from the garden and house of Sea Barn. The proposed development is in breach of Section 66 of the Listed Building Act 1990 regarding new developments close to listed buildings.

4. The development is considered a sub-division of plots as the development is not directly linked to the main residence. The proposed development includes bedrooms, bathroom and lounge area. Whilst there is no kitchen shown on the plan it would be simple to convert one of the rooms to a kitchen at a future date. On this basis it is effectively a detached property, which covers a footprint equivalent to 71% of the main house.

For all the reasons above the proposed development is contrary to the Kingston Gorse Estate Planning policy and, more importantly, the Kingston Neighbourhood Plan policy KNP7 re Design and Development and in its current form should be rejected.

Yours Faithfully

*Alan Morcombe
Chairman - Kingston Gorse Estate*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning