



Kingston Parish Council
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Your Ref: OWQC23077
Our Ref: K/9/19/HH
Please ask for:
Mr Z 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 comments made on 17th May 2019 which has been recorded as **'an objection'** with the comments as follows:

Kingston Parish Council strongly objects to the application for the following reasons:

- *It is an overdevelopment of the site*
- *It is visually out of character and out of scale to the existing dwelling with materials that do not match the existing dwelling*
- *It is detrimental to the amenity of the street scene and the character of the area*
- *It is too close to the boundary with the neighbouring property (a Listed Building)*
- *It will be overbearing and intrusive to the neighbouring property*
- *It will adversely affect the setting of a Listed Building given its size, position, design and unsympathetic use of materials.*
- *The application refers to replacing an existing garden studio: this is a modest single storey, flat roofed building of flint designed to integrate with the flint wall that runs alongside it, that is referred to in earlier planning applications for Kingston Corner as a garden store. The proposed replacement building uses materials that are unsympathetic to the existing, and is a significant increase in size both in height and mass (its footprint appears to be well over three times the size and it has the addition of a mezzanine level with pitched roof).*
- *Given its distance from the existing dwelling, its large size and height, position forward of the existing dwelling, and that the materials and design do not match the existing dwelling, this cannot be viewed as subsidiary to the existing dwelling. It is not an annex; instead it is creating a substantial, large self-contained building with a design that is not in keeping with its surroundings.*
- *Kingston Parish Council considers that this application is in breach of the NPPF, Arun Local Plan HER DM1, D DM1, D SP1 and LAN DM1, Kingston Parish Neighbourhood Plan policies KPNP 7 1 (i), (iii), (iv) and (v), KPNP 7 2 (iii), KPNP 7 3 and the Kingston Parish Design Statement.*

Council asks that the application be refused.

Your views will be considered before the application is determined and I shall write to inform you of

any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning