

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 May 2019 09:21
To: Planning Scanning
Subject: FW: Response to planning representations
Attachments: KINGSTON CORNER RESPONSE TO PLANNING OBJECTION_190515.docx

From: Zac Denton
Sent: 16 May 2019 13:13
To: Planning.Responses
Subject: FW: Response to planning representations

[REDACTED]

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: David Staton [REDACTED]
Sent: 15 May 2019 22:28
To: Zac Denton
Subject: Response to planning representations

Dear Zac,

Please find attached the response from our architect regarding objections raised to our planning application.

Obviously feel free to contact me anytime should you have any questions.

Kind regards

David Staton
[REDACTED]

Sent from Mail for Windows 10

Zac Denton
Planning Dept
Arun District Council
Arun Civic Centre
Maltravers Rd
Littlehampton
BN17 SLF
15th May 2019

Re: Application K/9/19/HH. Kingston Corner,

We write on behalf of our client, Mr David Staton, with respect to application K/9/19/HH and the neighbour consultation response received in relation to the proposed replacement studio building at the above application site.



photograph of the existing 1970s studio building and its walled enclosure, the hedgerow and Sea Barn beyond the hedge

In the first instance, it should be reiterated that, as set out in the submitted documents, the proposed replacement studio building is not self-contained accommodation and cannot be

used as such. The proposed studio building will be used in conjunction with the family home in the usual way, ancillary to the enjoyment of the main dwelling.

The existing studio building, constructed in the 1970s, is poor quality design and does not meet modern requirements for a growing family. The replacement studio building represents exemplary contextual design and will provide much needed ancillary functions to the main dwelling.

The site is not located within a Conservation Area or an identified Area of Character. There is no uniform spatial pattern within Kingston Gorse and the surrounding area comprises a broad mix of architectural styles, plot layouts, building types, sizes and proximities. The design, size, scale and location of the proposed replacement studio building is directly comparable to many built form relationships in the immediate area, and remain subservient to the main dwelling. Indeed, the fact that it is replacing an existing studio building in the same location confirms this. It should also be noted that the total site area extends to some 5,037sqm (1.27 acres) in size meaning that the site coverage with the proposed replacement studio is still very low (under 8%).

Kington Corner is an existing 2-storey dwelling with a ridge height of 8.2 metres above ground level. The proposed replacement studio building sits well below this height at 5.5m metres above ground level (with 1 metre set into the ground) and maintaining the subservient nature of the studio building. Accordingly, the replacement studio building will not appear as a prominent or obtrusive feature within the street scene, or the wider locality of the development. The proposed materials, including wood and steel, are of the highest quality taking cues from the local area, as does the ship 'hull' form of the new building.

Taking the above into consideration, the proposed replacement studio is in accordance with Policy KPNP 7 of the Kingston Neighbourhood Plan as well as policy D DM1 of the Arun Local Plan.

The Grade II listed Sea Barn is located to the south of the subject site, separated by a large existing hedge approximately 4-5 metres in height (please see photograph below). There are also flint walls to the street frontage of both properties and further trees and vegetation. As such, there is limited visual relationship between the two properties, including when viewed from Brookside Road.



photograph of the substantial hedge at the location of the proposed new building, with 1.90m tall adult for comparison

In line with the above, the new studio building will replace an existing studio building in the same location with something of much higher contextual design quality. The replacement studio building is of an appropriate size and scale and will not result in any impact to the setting of the listed building to the south, in accordance with the tests set out within section 66 of the Listed Buildings Act.

In terms of amenity, the proposed studio would not lead to any adverse impact for neighbouring properties due to its size, location and design, which does not include any windows facing neighbouring boundaries, and the existing hedge along the boundary to the south. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

As demonstrated above, the proposed replacement studio accords with the relevant legislative and policy context and warrants being granted planning consent.

Yours sincerely

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