

## DECISION NOTICE

Application Ref: K/9/25/PD

1 **To Addressee**

Robinson Escott Planning  
Downe House  
303 High Street  
Orpington  
BR6 0NN

---

2 **Site Address**

Potato Barn  
Klingston Farm  
Kingston Lane  
Kingston  
BN16 1RS

---

3 **Description of Development**

Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 4 No dwellings.

---

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

### CONDITION

**This development under Class Q is permitted subject to any development under Class Q(a) or Class Q(b) being completed within 3 years from the date of this decision.**

- 1 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning

Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 2 No development above damp-proof course (DPC) level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and appearance in accordance with Arun Local Plan policies D DM1.

- 3 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 4 No part of the development shall be first occupied until at least 6 No. covered and secure cycle parking space has been provided on site. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

For the avoidance of doubt the approved details are:

- Location and Block Plan 0001 P1
- Proposed Site Plan 2000 P1
- Proposed Ground Floor Plan 2100 P2
- Proposed First Floor Plans 2101 P2
- Unit 1 Floor Plans 2103 P1
- Unit 2 Floor Plans 2104 P1
- Units 3 and 4 Plans 2105 P1
- Proposed Elevations 2200 P1
- Proposed GA Plans 2102 P1
- Statutory Declaration by Mr C. Tedbury
- Statutory Declaration by Mr T. Walters



Neil Crowther  
Group Head of Planning

Case Officer:

Miss K Welch

Decision Issued:

**1st July 2025**

Arun District Council

The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF