

Kingston Parish Council Planning Update

5th January 2023

Application No & Location.	Validation Date	Description of Application	Summary of KPC in Comments	Status
SDNP/22/03005/HOUS Benallen, Ashcombe Lane Kingston East Sussex BN7 3JY	04/07/2022	Replacement of existing wooden dormer cladding with hanging tiles	The council agreed to not comment on this application	Granted
SDNP/22/03022/HOUS Coppers Wellgreen Lane Kingston East Sussex BN7 3NP	05/07/2022	Removal of existing summerhouse and bay window to the rear, single storey extension to the side and rear with a porch and conservatory, two new French windows and a roof-light to the rear and internal remodelling on the ground floor	The Parish Council has no comment to make on this application	Granted
SDNP/22/03565/FUL Audiburn Stables Ashcombe Lane Kingston East Sussex BN7 3JZ	28/07/2022	Conversion of former commercial riding stables to provide three short-term holiday lets, together with retention of four stables, menage and grazing paddock in order to provide equestrian accommodation	Kingston parish council objects to this proposal as the development lies outside the Planning Boundary for Kingston	Granted
SDNP/22/03301/HOUS 9 Monckton Way Kingston East Sussex BN7 3LD	05/08/2022	Rear ground floor extension and first floor side extension	We are concerned that this development may exceed the 30% increase in floor space and that we would wish the development to keep within that limit, otherwise we have no comment.	Granted

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<p data-bbox="78 164 392 199">SDNP/2022/03732/LIS</p> <p data-bbox="78 231 302 367">The Post House The Street Kingston BN7 3NT</p>	<p data-bbox="526 164 694 199">09/09/2022</p>	<p data-bbox="719 164 1187 303">Erection of single storey extension, rebuilding of existing single storey extension, alterations to fenestration and internal alteration</p>	<p data-bbox="1207 164 1892 574">KPC objects to this planning application (on a number of the same grounds we objected to the previous application). The proposed development is not consistent with the planning policies set out in the SDNPA Local Plan and the Kingston Conservation Area Character Appraisal and Management Plan. The proposed extension is both bulky and overbearing it will significantly increase the footprint of the existing building and will dramatically change the character of this part of the conservation area where houses are already closely packed.</p> <p data-bbox="1207 606 1870 845">Using the floor space measurements on the submitted drawings it appears both applications increase the floorspace by more than 30%? It would have been helpful to see some evidence of how the garage and storeroom were used for, 'ancillary domestic purposes' as of December 2002.</p> <p data-bbox="1207 877 1400 909">Furthermore:</p> <ol data-bbox="1207 909 1892 1487" style="list-style-type: none"> 1) The proposed extension, specifically, the use of vertical timber, large areas of glazing and dark metal framed doors and windows is at odds with the surrounding buildings it does not respect the character of the local area - this is not landscaped design. 2) Flint walls (regardless of when they were built) are important features of the conservation area. The plans propose knocking down an existing flint wall to turn a large part of the front garden into a parking space/s. The new driveway would also require constant access, creating a new junction on The Street and resulting in the loss of one public parking space - and the parked car would obscure the frontage of the building. 3) The building will result in a loss of light for the neighbours, a loss of privacy (new windows will 	<p data-bbox="1906 164 2038 199">Refused</p>

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			overlook neighbouring gardens) and an increase in noise. The extension would be visible from a public road.	
SDNP/2022/03731/HOUS The Post House The Street Kingston BN7 3NT	09/09/2022	Erection of single storey extension, rebuilding of existing single storey extension, alterations to fenestration and internal alteration	<p>KPC objects to this planning application (on a number of the same grounds we objected to the previous application). The proposed development is not consistent with the planning policies set out in the SDNPA Local Plan and the Kingston Conservation Area Character Appraisal and Management Plan. The proposed extension is both bulky and overbearing it will significantly increase the footprint of the existing building and will dramatically change the character of this part of the conservation area where houses are already closely packed.</p> <p>Using the floor space measurements on the submitted drawings it appears both applications increase the floorspace by more than 30%? It would have been helpful to see some evidence of how the garage and storeroom were used for, 'ancillary domestic purposes' as of December 2002.</p> <p>Furthermore:</p> <p>1) The proposed extension, specifically, the use of vertical timber, large areas of glazing and dark metal framed doors and windows is at odds with the surrounding buildings it does not respect the character of the local area - this is not landscaped design.</p> <p>2) Flint walls (regardless of when they were built) are important features of the conservation area. The plans propose knocking down an existing flint wall to turn a large part of the front garden into a parking space/s. The new driveway would also require constant access, creating a new junction on</p>	Refused

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<p>SDNP/22/03720/LIS</p> <p>The Post House The Street Kingston BN7 3NT</p>	<p>09/09/2022</p>	<p>Erection of two storey extension, rebuilding of existing single storey extension, alterations to fenestration and internal alterations</p>	<p>KPC objects to this planning application (on a number of the same grounds we objected to the previous application). The proposed development is not consistent with the planning policies set out in the SDNPA Local Plan and the Kingston Conservation Area Character Appraisal and Management Plan. The proposed extension is both bulky and overbearing it will significantly increase the footprint of the existing building and will dramatically change the character of this part of the conservation area where houses are already closely packed.</p> <p>Using the floor space measurements on the submitted drawings it appears both applications increase the floorspace by more than 30%? It would have been helpful to see some evidence of how the garage and storeroom were used for, 'ancillary domestic purposes' as of December 2002.</p> <p>Furthermore:</p> <p>1) The proposed extension, specifically, the use of vertical timber, large areas of glazing and dark metal framed doors and windows is at odds with the surrounding buildings it does not respect the character of the local area - this is not landscape-led design.</p> <p>2) Flint walls (regardless of when they were built)</p>	<p>Granted</p>

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			<p>are important features of the conservation area. The plans propose knocking down an existing flint wall to turn a large part of the front garden into a parking space/s. The new driveway would also require constant access, creating a new junction on The Street and resulting in the loss of one public parking space - and the parked car would obscure the frontage of the building.</p> <p>3) The building will result in a loss of light for the neighbours, a loss of privacy (new windows will overlook neighbouring gardens) and an increase in noise. The extension would be visible from a public road.</p>	
<p>SDNP/22/03719/HOUS</p> <p>The Post House The Street Kingston BN7 3NT</p>	<p>09/09/2022</p>	<p>Erection of two storey extension, rebuilding of existing single storey extension, alterations to fenestration and internal alterations</p>	<p>KPC objects to this planning application (on a number of the same grounds we objected to the previous application). The proposed development is not consistent with the planning policies set out in the SDNPA Local Plan and the Kingston Conservation Area Character Appraisal and Management Plan. The proposed extension is both bulky and overbearing it will significantly increase the footprint of the existing building and will dramatically change the character of this part of the conservation area where houses are already closely packed.</p> <p>Using the floor space measurements on the submitted drawings it appears both applications increase the floorspace by more than 30%? It would have been helpful to see some evidence of how the garage and storeroom were used for, 'ancillary domestic purposes' as of December 2002.</p> <p>Furthermore:</p> <p>1) The proposed extension, specifically, the use of vertical timber, large areas of glazing and dark metal framed doors and windows is at odds with</p>	<p>Granted</p>

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			<p>the surrounding buildings it does not respect the character of the local area - this is not landscaped design.</p> <p>2) Flint walls (regardless of when they were built) are important features of the conservation area. The plans propose knocking down an existing flint wall to turn a large part of the front garden into a parking space/s. The new driveway would also require constant access, creating a new junction on The Street and resulting in the loss of one public parking space - and the parked car would obscure the frontage of the building.</p> <p>3) The building will result in a loss of light for the neighbours, a loss of privacy (new windows will overlook neighbouring gardens) and an increase in noise. The extension would be visible from a public road.</p> <p><i>Following submission of amended plans by the applicant on the 2nd December the Parish Council has submitted the following response –</i></p> <p>The Parish Council would like to object to this application.</p> <p>The council can see little change from the already rejected plan other than a change of name for one of the roof spaces.</p>	
SDNP/22/03218/FUL Kingston Parish Hall The Street Kingston BN7 3NT	09/09/2022	Replacement of five windows and one double door with more energy efficient alternative windows and double door	The parish council has no comment to make on this application	Granted

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SDNP/22/05383/LIS Manor Barn The Street Kingston BN7 3PB	07/12/2022	Replacement of 3no softwood windows on the ground and first floor. <i>Note: Cllr Hoare is the applicant and has recused himself from consideration of this application.</i>	The Parish Council has no comment to make on this application.	Application in progress
Planning Inspectorate appeal reference: APP/Y9507/W/22/3303197 Kingsbrook Farm The Street Kingston Lewes BN7 3NT		Temporary permission to extend the time limit for the siting of a temporary caravan for a further three years	Comments sent to the Planning Inspectorate. Kingston Parish Council would like to reiterate their original reasons for objection to this application. There are no changes since the earlier application to extend so therefore cannot see a reason to change that refusal.	Being considered by the Planning Inspectorate
SDNP/22/05529/LIS Hyde Cottage The Street Kingston BN7 3PB	22/12/2022	Replacement of two french doors and five casement windows with individually crafted accoya replicas with slim line double glazing.		Application in progress