

## Kingston Parish Council Planning Update

29<sup>th</sup> February 2024

| Application No & Location.   | Description of Application  | Summary of KPC in Comments   | Status                         |
|--|---|--|--------------------------------|
| <p>SDNP/23/04896/FUL<br/>Spring Hayes<br/>Ashcombe Lane<br/>Kingston<br/>East Sussex BN7 3JZ</p> | <p>Erection of 2no bedroom, two storey dwelling and carport, along with associated tree works</p> | <p>Revised comment sent 19/02/2024.</p> <p><b>SDNP/23/04896/FUL: Object</b></p> <p>Kingston Parish Council would like to object to the planning application to build a two-storey house within the curtilage of the property known as Spring Hayes, Ashcombe Lane, Kingston BN 7 3JZ: SDNP/23/04896/FUL.</p> <p>KPC feel compelled to object to this application despite having some sympathy for the position of the applicants. Recently agreed applications have significantly changed the street scene at this point on the East side of Ashcombe Lane as a result of the building line being pushed forward on the adjacent site to the immediate North on which houses are in course of construction. The proposed development at Spring Hayes references the neighbouring site's building line which results in the new house being significantly further forward than the existing house on Spring Hayes or any of the other houses on that side of Ashcombe Lane. We feel this proposal will contribute to the sense that this part of Kingston is being subjected to infill development and gives the appearance of ribbon development at this part of the village which historically was not the case, the adjacent property being essentially an open field with the main house situated at the extreme North-West end of the site.</p> <p>This application takes little account of the importance of the view towards the North-East seen from Ashcombe Lane as shown in the Conservation Area Character Appraisal &amp; Management Plan (CAAMP),</p> | <p>Application in progress</p> |

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|                            |                            | <p data-bbox="1048 138 1765 403">Kingston near Lewes 2021, Village Appraisal map on p 51, marked by the most Northern of the two arrows facing outward from the Conservation Area plan. The site is on the opposite side of Ashcombe Lane to the Conservation Area boundary, and consequently the drawing of the building line much closer to the road on this and the adjacent site runs counter to the intention of the Conservation Area to preserve this view.</p> <p data-bbox="1048 443 1720 504">We would like the Planning Officers to consider our few comments below.</p> <ul data-bbox="1099 547 1765 1358" style="list-style-type: none"> <li data-bbox="1099 547 1765 746">• This proposal removes even more trees from a stretch of road where many have recently been removed. We would ask that consideration be given to ensuring the retention of as many trees as possible while still facilitating the development, should it be approved.</li> <li data-bbox="1099 786 1765 1153">• We would also question the need for so many parking spaces in the new (combined) development. We would consider two each at most to be appropriate. The sewage from this development would need to flow into the sewer the capacity of which was called into question during the application from the upstream development, at Castelmer SDNP/22/05983/FUL. KPC would like to see greater interrogation of the capacity of the sewer to cope with this additional flow.</li> <li data-bbox="1099 1193 1765 1358">• We would also like to bring to your attention that the application form published online includes an error. The section Site Visit incorrectly says the site cannot be seen from the road; it can be.</li> </ul> |        |

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| SDNP/23/05310/HOUS<br>7 Bramleys<br>Kingston<br>East Sussex<br>BN7 3LF                         | Erection of 'granny annexe' above existing converted garage  | Kingston Parish Council would like to enter a neutral comment for the planning application SDNP/23/05310/HOUS, 7 Bramleys, Kingston BN7 3LF. We were unable to calculate what the increase in floor area the proposed extension would be. KPC is mindful of the loss of three bedroom family homes as they are extended to four or more bedroomed properties | Granted                 |
| SDNP/23/05116/FUL<br>Castelmer Fruit Farm<br>Ashcombe Lane Kingston East<br>Sussex BN7 3JZ     | Erection of 2no outbuildings   | The parish council has no objection to this application however the council is concerned that a new brown-field site could be created and used as the rationale to develop the site at a later date. The parish council would not accept this.   | Granted                 |
| SDNP/23/05291/CND<br>Juggs Corner Cottage<br>Ashcombe Lane Kingston East<br>Sussex BN7 3JY     | Variation of Conditions 2 & 3 related to Planning Approval SDNP/23/04322/HOUS to include installation of solar panels on roof of outbuilding and raising of roof pitch | The parish council has no comment to make on this application.   | Application in progress |
| SDNP/24/00579/HOUS<br>Juggs Corner Cottage<br>Ashcombe Lane<br>Kingston<br>East Sussex BN7 3JY | Demolition of an existing shed and erection of replacement outbuilding, to include solar panels.   |  | Application in progress |
| SDNP/24/00398/HOUS<br>2 The Old Stables Church<br>Lane Kingston East Sussex<br>BN7 3LN         | Erection of garden outbuilding/office  |  | Application in progress |
| SDNP/24/00376/HOUS<br>Miramonte<br>Kingston Ridge<br>Kingston<br>East Sussex BN7 3JU           | Demolish existing rear conservatory and erection of new single storey rear extension   |  | Application in progress |

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| SDNP/24/00269/LIS<br>Hyde Manor<br>The Street<br>Kingston<br>East Sussex BN7 3PB       | Replacement of 3no rear windows with double glazed windows of like-for-like appearance                     |  | Application in progress |
| SDNP/24/00272/PA3R<br>Kingsbrook Farm<br>The Street<br>Kingston<br>East Sussex BN7 3NT | Change of use of part agricultural barn with 'flexible use' (130sqm) to Class C1 use (Class R development) | No comments were made as this is a permitted development notice where there is no provision for third party or consultee comments. | Accepted                |