

Kingston Parish Council Planning Update

Ref: KPC Meeting 9 September 2020 Appendix 6

KINGSTON PARISH COUNCIL – PLANNING UPDATE – May 2020 (Changes since last report highlighted in red)

Application No.	Validation Date	Description of Application	Summary of KPC in Comments	Status
SDNP/19/05763/HOUS	05/02/2020	Re-validated application. Astley,5 Ashcombe Lane. Demolition of existing single dwelling and replaced with a four bedroom detached house.	<p>KPC has submitted the following comments:</p> <p>The proposed building occupies a very prominent position that is clearly visible from the road when entering the village along Ashcombe Lane from the east. KPC is not opposed to the development in principle, but due to the position of the building it does have a number of reservations as noted below.</p> <p>KPC considers the development proposals will have a negative / adverse visual impact on the character of the village at its eastern entrance. KPC is particularly concerned that the appearance of the building, due largely to the proposed wholesale use of timber cladding as a facing material, will have a detrimental impact on the character of the local area. The proposed finish is neither in keeping nor complementary to both its location within a Sussex village and the immediately surrounding buildings that are predominantly tile roofed, with tile hung elevations above either rendered or brick faced walls.</p> <p>KPC would prefer to see the incorporation of traditional tiles into the elevations, including the reuse of the existing roof tiles if possible, rather than the singular use of chestnut cladding, which</p>	Approved

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			<p>is not in keeping with any of the surrounding buildings. It is noted that the use of traditional materials does not preclude the design and construction of an environmentally sound building.</p> <p>KPC notes that neighbours to the rear are concerned that the 'bulk' of the new building, due to the vertical elevations in place of the sloping roof of the original building, will have an overbearing effect on the enjoyment of their property.</p> <p>KPC requests that a construction management plan is developed to deal with the issue of builders' vehicles, parking and deliveries, which could cause disruption and obstruction to nearby residents.</p>	
SDNP/20/00773/PRE	19/02/2020	The Top Yard, The Street. Change of use and renovation of the two existing buildings already on site to a 2 bedroom residential dwelling. Propose change of use and renovation of existing buildings on site to residential accommodation. Keeping the existing buildings to the same dimensions, footprint, and original state, while providing living accommodation on site for an agricultural worker on Kingston Farm.	KPC has not been asked to comment on this request for Pre-application advice	Application in progress
SDNP/20/02144/HOUS and SDNP/20/02145/LIS	03/06/2020	Kingston Manor, The Street, Kingston. Removal of lean-to porch roof (later addition) and installation of flat roof entrance lobby, replacement of existing door in existing porch, installation of new oak framed porch to coach house, replacement of modern hung tiles to better match the main	KPC has no objection, comment submitted	Approved 29/07/2020

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		house hung tiles, and internal alterations to facilitate linking the main house and the coach house, at ground floor level, including a cut through and installation of walls.		
SDNP/20/02293/REM	17/06/2020	Audiburn, Ashcombe Lane, Kingston Reserved matters application seeking approval for appearance, landscaping, layout and scale, following approved Outline Planning Application SDNP/18/04985/OUT – Demolition of existing dwelling and the erection of four dwellings together with associated parking and access.	<p>KPC submitted the following comment: Kingston Parish Council supports this application, subject to the points raised below. The issues that we raised in the earlier application have largely been addressed and we consider this to be a much-improved design, more in keeping with the village. Specifically, the buildings are less bulky and it is proposed that a variety of locally sourced materials are used; they are staggered and set back from the road; there is less hard standing; they are designed to high ecological standards; and the ecological and landscaping issues have been addressed. The proposal appears to largely meet the policies laid out in the SDNPA local plan.</p> <p>Our three concerns which we believe should be addressed before the application is approved are:</p> <ol style="list-style-type: none"> 1. The sewer should be upgraded so that adequate hydraulic capacity is provided. Currently, neighbouring properties are subject to flooding from the waste water system. This will only worsen with additional development. 2. That on appeal a footpath has been added running from Ashcombe Lane (grid ref 539241 108452) to a junction with the western end of Lewes footpath 37 (grid ref 539602 108721). This crosses the Audiburn plot. 3. A detailed management construction plan must be provided. 	Application in progress

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			Finally, we recognise that, as the SDNPA local plan was only approved in July 2019, there is no obligation for the developer to follow the policy on affordable housing and types of housing. Nevertheless we are very disappointed that this development does not address these issues.	
SDNP/20/02562/TPO	23/06/2020	Ashdown Cottage, Wellgreen Lane, Kingston Removal of branches to two Ash trees	KPC has no objection, comment submitted	Application in progress
SDNP/20/02902/HOUS	16/07/2020	Wellgreen Lodge, Wellgreen Lane, Kingston Ground floor rear extension-revision of application reference SDNP/20/00270/HOUS	KPC has no objection, comment submitted	Application in progress
SDNP/20/02917/CND	16/07/2020	Farthings, Ashcombe Lane, Kingston Variation of condition 1 of application SDNP/20/00153/FUL to allow additional headroom in the first floor whilst retaining the approved ridge height. This involves a 600mm increase in the eaves height from 2250mm to 2850mm; a shallower pitch of the main roof from 45 degrees to 40 degrees to maintain the approved ridge height of 6350mm; a wider rear gable projection with obscure glazed window at first floor level and veluxes in the flank roof slopes; a larger central dormer on the front elevation to provide space for a bath, and a minor change in design of the front porch.	KPC submitted the following comment: It is felt that the proposed changes are not minor ones. The larger window on the rear elevation and the change to the height of the eaves will mean that this will overlook neighbours' properties, meaning a loss of privacy. The change to the central front dormer window is felt to be too obtrusive in the design of the roof elevation.	Application in progress
SDNP/20/02930/HOUS	17/07/2020	The Old Forge, The Street, Kingston Proposed rear extension, alterations and energy efficiency improvements	KPC is considering its response. Closing date for comments 03/09/2020	Application in progress