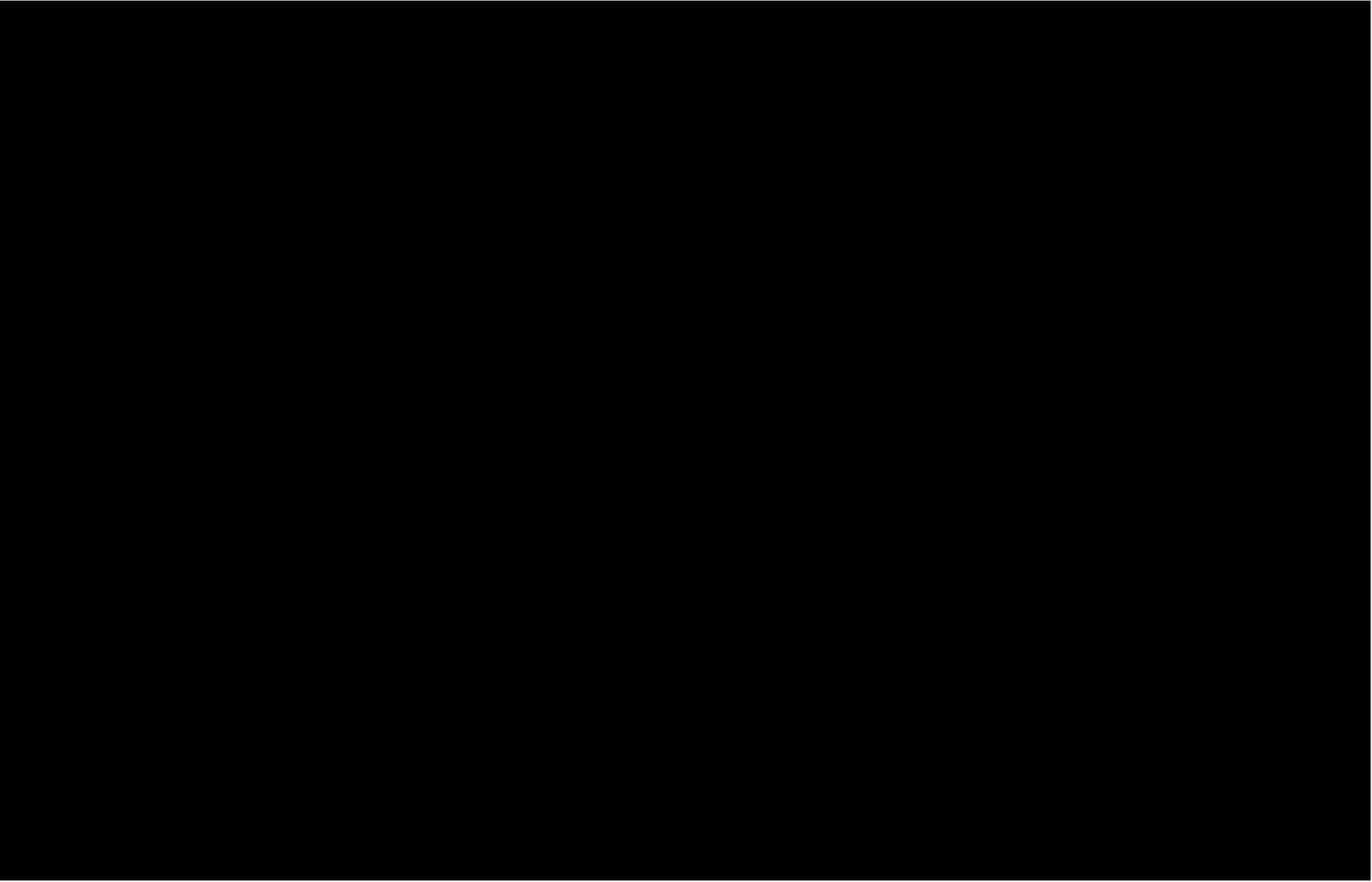




From: Paul Beard [REDACTED]
Sent: 26 April 2019 09:07
To: Zac Denton
Subject: CM/13/19/RES

Dear Mr Denton

Application Reference:- CM/13/19/RES

Reserved Matters following outline approval CM/37/18/OUT for the redevelopment of site with 2no. 4 bed detached bungalows & associated works Mistletoe Farm, Horsemere Green Lane, Climping BN17 5QZ

We refer to the above and are writing to register our Objection to the various details that have been put forward under this Reserved Matters Application. Our property, known as Scyld, is directly to the east of the Application Site.

Whilst the principle of two detached bungalows has been considered acceptable in principle, we feel that this Reserved Matters Application demonstrates that in practice it is difficult to achieve such a development without significant harm.

We have genuine concerns about the approach that has been taken because the creation of one of the new plots in the northern part of the Site results in unacceptable harm. It would have a particularly adverse effect on the Site, its surroundings and - more specifically - our residential amenity. The fact that chalet bungalows are now being proposed exacerbates all the impacts and this issue is discussed below.

The Reserved Matters are not in accordance with the Outline permission

The Outline Application that was approved was based on an advertised description of "detached bungalows". This Reserved Matter Application is fundamentally different because it comprises two floors of accommodation above ground level. Outline permission has not been granted for 2 no. chalet bungalows and, indeed, this current description refers to bungalows and not chalet bungalows in the advertised description.

It is understood that the details of the Application must accord with the Outline approval and, when determining whether Reserved Matters fall within the ambit of an Outline permission, the test to be applied is whether any changes "make a material difference to the essence of has been approved".

In our view, the introduction of a second floor of accommodation above the ground does "make a material difference to the essence of what has been approved". The two floors are more akin to a house and this is what is relevant in terms of the necessary test because it affects key parameters such as height, appearance, profile, mass, bulk and fenestration arrangements. In turn, this has a significant effect on the Site itself and its surroundings.

Notwithstanding the above, we have raised our Objections on each Reserved Matter below and have referred to local and national Planning Policies and guidance where relevant.

OUR OBJECTIONS TO THE RESERVED MATTERS

SCALE

In summary, we feel that the scale associated with Plot 1 does not respect its wider context. Scale relates both to the overall size and mass of individual buildings and spaces in relation to their surroundings, as well as to the scale of their parts, and we consider the summary provided in the Government's Design PPG is relevant here:-

In general terms too much building mass compared with open space may feel overly cramped and oppressive, with access and amenity spaces being asked to do more than they feasibly can (paragraph 026).

The lack of open space around the building in Plot 1 highlights that the footprint and height of the proposed building is inappropriate. The building would have a cramped appearance, squeezed in next to our property, with the private rear garden being smaller than the curtilage to the front. The latter would be dominated by parking and hard-surfacing and, notably, vehicles would need to park right outside the only windows serving the front bedrooms. This is a direct consequence of the Plot being too narrow and there is a considerable difference when compared to (the retained) Mistletoe Farm.

The Planning Inspector for the 2010 Appeal (on garden land to the west of the Mistletoe Farm building) specifically stated, in paragraph 11, that:-

Mistletoe Farm and other nearby properties to the east are set on spacious plots. He went on to say that the introduction of two additional dwellings next to the entrance of Wooldridge Walk on garden land would intensify the built form in a rural area and ADVERSELY AFFECT the transition between the two areas of contrasting density and character. In this respect it would be out of keeping.

We feel that this is a valid point in respect of this current Application. Furthermore, there is a strong pattern of building heights in the area and paragraph 6.11 of the 2015 Clymping Character Assessment highlights that Wooldridge Walk / Mant Close is exclusively 3 bed detached bungalows. The proposed height would not respect the hipped roof of the host property either - Mistletoe Farm - and the much smaller and narrower plot exacerbates its prominence.

The view from the north / public highway looks particularly bulky and the rear element indicates just how much higher the roof needs to be to accommodate habitable accommodation within it. The position of the rooflights extends well above the ridge of the front projection and the gable ends, with half hips, increase the mass and bulk considerably. There is no guarantee that the frontage vegetation would be retained in the medium to long term (as we understand it, a standard Condition can only require replacements within the short term).

APPEARANCE

In terms of appearance, the aspects of the proposed building on Plot 1 - which determine the visual impression the building would make - are considered to be inappropriate. We are concerned about the lighting arrangement as well as the external built form. In addition, we cannot find any details about the proposed materials with the Submission.

As explained in the Government's Design PPG, a building's form can be successful or unsuccessful depending on where they are placed and how they related to their surroundings (paragraph 025). The proposed property has a mixture of hipped, half-hipped and gabled (dormer) roofs. In terms of the immediate setting of our building, these differing profiles would be a detractor in appreciating and experiencing the special, simple pyramid-style architecture of Scyld. As such the suburban appearance of the chalet bungalow does not preserve the area's prevailing character to the west (described above) or the east.

Turning to the fenestration above ground floor, the advice given in para 007 of the Government's Light Pollution PPG is felt to be relevant. It explains that wildlife can be affected by very low levels of light and that the positioning is a factor to be taken into consideration. There would be a number of high level windows in the proposed building, with the row of three rooflights emitting light upwards in the night sky. This design does not minimise the impact to local bats in accordance with the ecology comments that have been received. On this matter, we would also question all the 'no' answers given on the submitted bio-diversity checklist and the potential need for a Phase 1 Ecology Survey.

LAYOUT

When looking at the layout and the way in which "the buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development" we feel that the arrangement put forward is not appropriate. This is because it does respond well to the shape and constraints of the Site.

In contrast to the rhythm here, in between the Estates, the proposed dwellings would not have long plots extending south. Furthermore, the curtilage of Mistletoe Farm would be cut short and would only just be beyond the rear elevation of our dwelling. In particular, the rear garden for Plot 1 appears insufficient in size, especially for a family home with 4 en-suite bedrooms.

With regard to orientation, we feel that it is unacceptable that the front elevation of the proposed dwelling on Plot 1 faces our dwelling with such a short intervening distance between the two. Also, the front window in the open plan kitchen / diner / living room is unnecessary as there would be two area of glazing facing south (including a large expanse of glass comprising the bi-fold doors) as well as a window over the kitchen sink on the opposite elevation. The sitting room window would

project out towards us and is likely to have a sofa looking out (as shown on the internal plans).

As seen from the photo below, our main living room has a very open aspect / outlook to the Application Site and the special design of the fenestration makes us extremely sensitive to any major development nearby. The adjacent external space, which forms an important part of the property as a whole, would also be affected. The Building at Mistletoe Farm can be seen through the vegetation and we would suffer from a loss of privacy and outlook if this scheme is allowed. The bulkiest part of the dwelling, with the gable and dormers, would be closest to us. The intensification of use and the widening of the driveway at this point would increase noise and disturbance too, including intrusive headlights during the darker months and times of day.



The Government's Design PPG highlights - in paragraph 040 - the fact that careful consideration should be given to the storage of bins. The facility should be well designed to ensure they are discreet and can be easily used in a safe way. It goes on to say that unsightly bins can damage the visual amenity of an area. We can see no information on this and feel that it should be submitted at this stage.

We note that two parking spaces are shown to the south of the TPO beech tree and we would question the need for these in the layout. They appear to be a 'left over' from the refused 4 (originally 5) dwelling Application under reference CM/10/18. Both properties are shown to have 3 dedicated spaces each and any temporary additional demand for Plot 2 could be met at the far end of the large hammerhead turning area (as shown in the refused Application). It is doubted that these spaces would be used in connection with Plot 1 because of the lack of visual connection between the two. The needs of vehicles heavily dominates the layout that has been put forward.

LANDSCAPING

With regard to the landscaping details, we do not feel that "the treatment of the land for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated" is acceptable. We can see no additional landscaping which would help minimise the impacts.

In particular we are concerned about the lack of any screening or meaningful landscaping alongside our property. There is no information, as far as we can see, on boundary fence styles etc. As mentioned earlier, the proposed rear garden would be in line with the west elevation of our dwelling and the existing hedge is to be removed to provide for a wider driveway. The juxtaposition of this critical area with our fenestration feature as shown in the photo above - and outside space - would be significantly harmful.

The central space appears to be ill defined and there does not appear to be a detailed long-term Management Plan submitted as part of the Application. It has therefore not been demonstrated that the visual amenity and biodiversity interest would be conserved over time, nor how the TPO beech tree would be managed and maintained.

ACCESS

We note that 'access' has been ticked in Section 4 of the Application Form. The difference between the access shown in the Outline and Reserved Matters Applications has not been explained. However, we have noted that the hard-surfacing to the north of the dwelling in Plot 1 appears to have been extended when compared to earlier illustrative drawings and this has further increased the plot coverage. The disproportionate amount of built form / hard-standing indicates that having a property in the northern section of the Site would have too much of an adverse impact (especially when an existing drive is to be extended extensively to serve the south).

POLICY CONFLICTS

With all of the above in mind, we consider there to be conflict with **Policy CPN 11 of the Neighbourhood Plan**. This states that new development must protect AND enhance local character.

In particular, and with regard to criterion a) this Reserved Matters Application does not respond to or integrate with the local built environment and landscape context as described in the Clymping Character Assessment. Furthermore, it does not provide for sufficient / appropriate private amenity space or refuse and recycling storage (criterion h).

The Policy confirms that development proposals of poor design that fail to take the opportunities available for improving local character and quality of an area and the way it functions will not be permitted.

The above is reflected in **Policies D DM1, D SP1, ENV DM4 and ENV DM5** of the Local Plan and highlights the extent of the harm:-

The proposal does not reflect the characteristics of the Site and local area in its layout, landscaping, scale, massing, and character in accordance with Policy D SP1. In terms of Policy D DM1 and the aspects of form and design quality, there is conflict with the following criteria:-

- 1 it does not reflect or improve upon the character of the Site and the surrounding area in terms of its scale, massing, aspect, siting, layout, landscaping and design features.
- 2 the hard and soft landscaping does not reflect the local area
- 3 it would not have impact a minimal impact to users and occupiers of nearby property by avoiding significant loss of privacy and outlook and unacceptable noise and disturbance
- 4 the scheme does not incorporate new tree planting as an integral part of development proposals where it is needed most
- 5 the scale of development is not in keeping within the general confines of the overall character of a locality and it has not been demonstrated that the contrary would bring a *substantial visual improvement (emphasis added)*

The proposal does not accord with Policy ENV DM4 because proper provision has not been made for the management of trees on site - in particular a Management Plan has not been provided to ensure that trees - especially the TPO beech tree - are appropriately maintained in the future.

In addition, a detailed survey on protected species has not been submitted for consideration in respect of Policy ENV DM5 This should include consideration of any impacts that will affect the species directly or indirectly whether within the Application Site or in an area outside of the Site which may be indirectly affected by the proposals. In our view the potential for bats, for example, should be explored in more detail (following the ecology comments).

CONCLUSIONS

In conclusion, we feel that these Reserved Matters should not be supported because there are a number of Policy conflicts and the proposal does not meet the environmental role of sustainable development as set out by the Government in the NPPF. The scheme would detract from the overall character and appearance of this part Climping and if this Application were to be allowed the cumulative impact of similar proposals nearby would increase the harm even further.

In terms of our residential amenity, the delegated report for the Outline Application confirmed that "In this case the application does not seek permission for the layout, scale and appearance of the proposed units and without the appropriate associated plans the Council is unable to consider the impact on the residential amenities of the dwellings neighbouring the application site. If permission were to be granted by this application matters affecting the residential amenity of site and neighbouring occupiers would be assessed for any potential damage". Plot 1 would have a very poor relationship with our property and the significant harm to our living conditions has been discussed above.

Thank you for taking the time to consider our Objections and we trust you will be able to take all of them into account when assessing the Application.

Yours sincerely

Paul Beard

Scyld, Horsemere Green Lane, Climping BN17 5QZ

Without prejudice to our Objections above, should the Application be approved we would like to request that a Condition is imposed which would prohibit any additions (including outbuildings) being added to Plot 1 at a later date without the need for a formal assessment / Planning Permission. Due to the sensitive relationship it would have with our property, we feel that this is justified.

** We have included the above because it is potentially our only opportunity to do so, however we would like to emphasise that it would not overcome or satisfactorily mitigate the harm and, in our opinion, the Application should not be approved.*