

Representation of Objections to EP/123/10

East Parish Council:

1. The proposed development is within an Area of Special Character and the proposal would have a detrimental impact on the distinctive special character.
2. The proposal is contrary to the recent government initiative to stop "garden grabbing" in the amended GEN7
3. Will result in a form of development that would adversely impact upon the spacious character of the area through the introduction of a cramped form of development contrary to the layout of the area, contrary to policy GEN7 of local plan and PPS1 & PPS1
4. Would result in an unacceptable relationship with adjoining properties and adversely impact upon the future occupants of the proposed dwelling through a loss of residential amenity contrary to policy GEN7.

East Preston & Kingston Conservation Society:

1. Would be of a much higher density than other houses in Seafeld Road and would create a house that had a wall directly on the roadway of Sea Road.
2. The informal character of Sea Road would be destroyed.
3. The proposed house would be built on a garden that now contributes to the character of the area. Gardens have the same status as parks and allotments and this garden should be protected from development.
4. The EP Design Statement recommends that density of new development should not be significantly different from the existing density in a road; and that; in this part of the garage, that the relatively large gardens should be retained....copied as presented
5. Policy GEN7 states that new development should respect and enhance local distinctiveness. This proposal would have the opposite effect.

ADC Comments on Representations Received:

Noted: It is considered that the visual impact on Seafeld Road will be minimal as the proposed dwelling would be set well back from it. However, it is agreed that the visual impact on of the proposal towards the street scene on the west side of Sea Road would be detrimental towards the Area of Special Character.

ADC Conclusions:

The proposed dwelling would be positioned towards the eastern edge of the site, alongside Sea Road and the eastern elevation wall will be directly alongside the highway. The proposed dwelling will, therefore have a significant impact that will alter the street scene. It is considered that this alteration would have a negative impact on the character and appearance of the surrounding area.

It is noted that permission was granted for a dwelling directly abutting the highway, following a successful appeal to the Secretary of State, at 129 Sea Road, a property nearby to the south-east of the site. Crucially, No 129 Sea Road is on the opposite side of Sea Road to the site of the proposal. The appeal inspector noted that Sea Road possessed a split characteristic with the west side of the road exhibiting 'large detached houses or flats, most of which are in substantial grounds, creating an open and spacious appearance' whilst the east side 'has a more intimate, tight knit character, with narrow roads and driveways and more closely grouped clusters and terraces of smaller dwellings.'

As the proposed dwelling would be situated on the western side of Sea Road, where an open and spacious character is prevalent, it is considered that through a combination of the size of the plot and the proximity of the dwelling to the highway, that the dwelling would appear out-of-keeping with its surroundings and harmful towards the character and appearance of the designated Area of Special Character by forming an incongruous and intrusive feature.

Recommendation to refuse, (under delegated powers)

The proposal would constitute a cramped form of development which by virtue of its siting, plot size and garden size would be out of character with other dwellings on the western side of Sea Road and detrimental to the visual amenities of the surrounding area which is defined and area of special character. The development would therefore be contrary to policies GEN7, AREA1 of the Arun District Local Plan.