

This document illustrates why it is considered the revised Crinnis proposal, which is a redesign of EP/123/10 and was ultimately refused under delegated powers following an apparently positive reaction throughout the planning process, now responds more appropriately to the established character of the area and acknowledges and enhances local distinctiveness as established by the nearby architecture.

This document also illustrates the scale and style of recent development in the sector of Sea Road, between the proposed dwelling and the sea, has changed the character of the locality even the 'impressive view towards the sea', a phrase used in the Local Development Framework Supplementary Planning Document to characterize the sector of Sea Road, is no longer appropriate as a consequence of the development.

- **1 Palm Court Cottages:** the recent development replaces a single detached garage with a contemporary two story extension, the first floor element of which extends over an open parking area and is supported by a single oak post positioned directly on the kerbside of Sea Road, the scale and style is characteristic of the Boat House and the impending Caravan Park development.
- **The Loft, 129 Sea Road:** a recently constructed 2-story kerbside property comprising of 2 self contained flats. The dwelling has a red brick and flint wall integrated into the west boundary which abuts Sea Road kerbside. The new wall replaces an original circa 1800 wall and single story flint building demolished to make way for the development; the east wall of the dwelling abuts the Seaview Hotel car park boundary. 129 Sea Road has a plot size and amenity space that is directly comparable to established and impending development. Arun previously granted planning permission, by means of the customary planning process, to erect a 2 bedroom dwelling on the site in 2003.
- **The Boat House:** a 2-story chalet style building clad with cream coloured shiplap erected alongside Sea Road and to the south of, and seven metres in front of, 129 Sea Road in the grounds of the East Preston Dinghy Sailing Club caravan park, the building replaces a single story fire damaged shed. The property is directly comparable in plot size and amenity space to 129 Sea Road and the adjoining Caravan Park development.
- **The caravan Park House:** an impending development now under construction. Planning permission was recently granted to erect another 2 story detached dwelling in the grounds of the East Preston Dinghy Sailing Club caravan park, The development is to the east of and adjoining the Boat House and is directly comparable in size of plot and amenity space to other established and adjacent developments, which has now become characteristic of the area. It is also comparable to the proposed Crinnis project
- **Seafield Lodge:** dates to the 1930's and is located on the western side of Sea Road adjacent to the Loft, the Boat House and the new caravan park house and to the south adjacent to the proposed Crinnis development. The 1930's element of the property is comparable in scale and style to recent and impending development in Sea Road.
- **Proposed Crinnis Development:** the scale and design of the proposed site and dwelling is in keeping and directly comparable with and characteristic of recent impending and established development that now characterizes the locality.

Consequently, by reasoned comparison, the proposed Crinnis development would not be cramped and out of keeping with other development in the area, the plot size and amenity space is directly comparable with recent impending and established development.

Furthermore the redesign ensures the proposed dwelling responds to the established character of the area and acknowledges and enhances local distinctiveness as established by the nearby architecture and accords with Policy GEN7.



Summary

- The scale of existing and impending development is now an established characteristic of the locality.
- The scale and architecture of the proposed Crinnis development is directly comparable to and characteristic of established and impending development.
- The architecture of the proposed Crinnis dwelling is characteristic of and in keeping with established and impending development.
- It is considered the proposed Crinnis development complies with all relevant policies, as applied to and in accordance with recent, impending and established development.
- It is considered that the proposed development responds positively to identified characteristics of established and impending development.
- The architecture of the proposed dwelling will be well integrated with, and complement, neighbouring buildings and will not significantly impact on the appearance of the area or detract from it.
- The proposed Crinnis development respects completely local character and values and is of a size that is now characteristic of the area.
- The plot size and amenity space accords with recent impending and established development, and consequently is not considered a cramped form of development.
- The proposed development respects completely local character and values and enhances local distinctiveness and accords with Policy GEN7.



1 Palm Court



Seafield Lodge in the background



1 Palm Court is behind



The Loft, 129 Sea Road



The Boat House



The Loft is behind



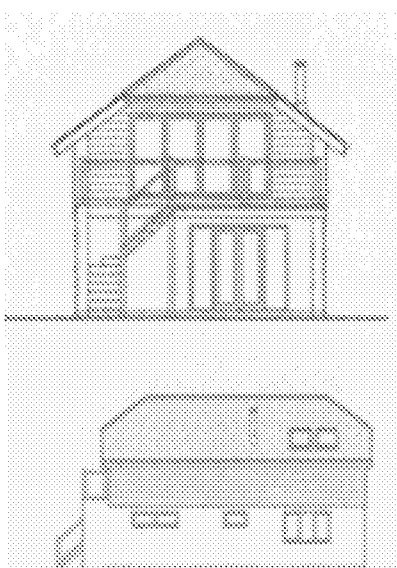
Seafield Lodge



Loft and Boat House to the side

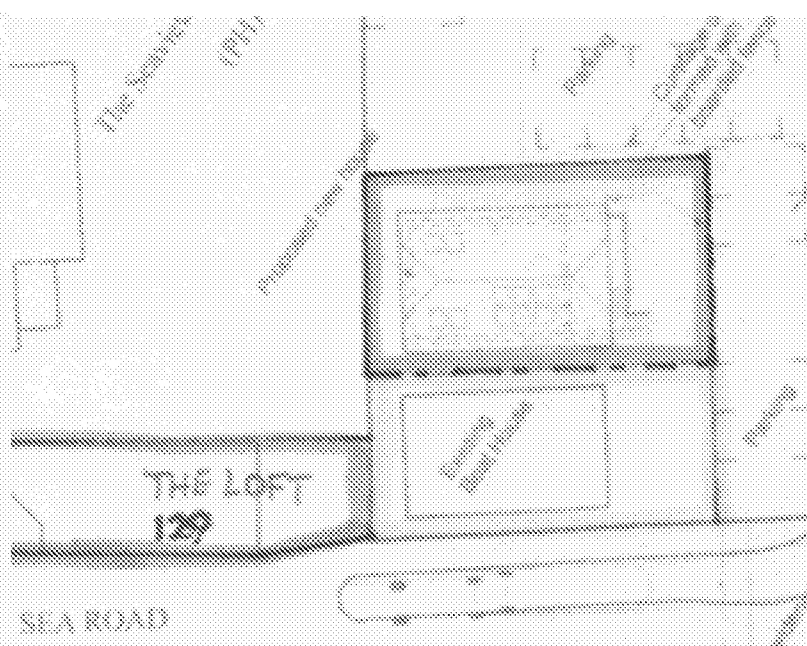


1 Palm Court in foreground

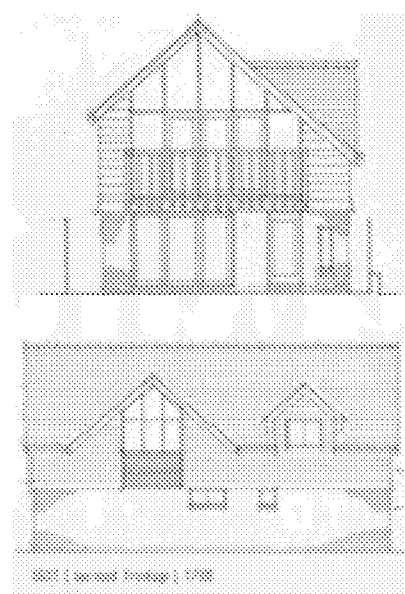


North East Elevation

The Caravan Park House



Caravan Park House & Boat House



Impression of Crinnis development