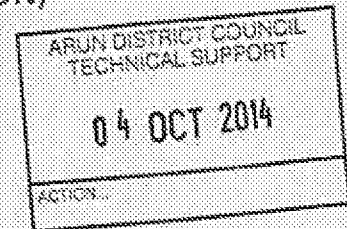


RE: EP/149/14/PL 37 ORCHARD ROAD, EAST PRESTON,
LITTLEHAMPTON, WEST SUSSEX BN16 1RB

3rd November 2014

Dear Mrs Gardner,



As I had already previously highlighted to you in our face to face meeting. My Architect had already had a conversation in which it was implied that there would be an objection by the Parish Council.

Hence the following has now occurred between myself, Colette Hanson - Sir Peter Bottomley's secretary, Sir Peter Bottomley and the East Preston Parish Council's clerk Mr Simon Cross.

Initially I had asked Colette Hanson if we could film/ record the Paris meeting on Monday 27th October 2014. It had ended with her contacting Mr Cross, but found out that she had used the wrong email address.

On the one hand, as Mr Cross had greeted me at the meeting saying you must be Carolyn. I had thought the Parish Council was fully aware of my intentions. Not knowing procedures myself they started the meeting and did not mention about us being able to/ or not to be able to record/ film the meeting. So we did.

When Colette Hanson apologises for getting Mr Cross's email address wrong. Mr Cross feels the need in email no.6 to check with her first before responding to my pressing questions in email no. 5?!

In email no. 8 Mr Cross has wrongly assumed that we had not recorded the meeting. In Paragraph 3 it is clear they are still going to use plot size to name the new dwelling as unneighbourly, even though this had been pointed out on numerous occasions during the meeting and Mr Cross had even read from the Appeal Decision where the Inspectorate had confirmed the plot as big enough. In paragraph 6 he writes **"You are legally entitled to HAVE filmed the meeting; I realise it is TOO late to TELL you that NOW, but at least you know for the FUTURE."**

In paragraph 4 he confirms that they endeavour to make "valid comments"

In email no.9 dated 28/10/2014 we confirm to him that we did record the meeting.

In email no.10 Mr Cross points out it was a lucky guess that I was "Carolyn", when he greeted me.

In email no.11 I point out the Parish used the same wording in their letter dated 3rd June 2013 **"the site probably too small to be developed upon"**. I confirm that I am heard to point out on numerous occasions that this was not true and referred to point 12 which Mr Cross had read out.

Also about the Village Design Statement which was referred to in the Appeal which they had had in front of them **"buildings which should be compatible with, but not necessarily similar to, the existing buildings in the road"**.

That Mr Cross had carried on reading from this point in the Appeal and I had advised that it referred to the OLD roof plan and staggered appearance with dorma's along the side elevation. Also pointed out that the new design looks nothing like the old design and this had been addressed.

The rest of the email no.11 points out in brief what was said during the meeting, but the committee still ignored ALL of this important information.

Email no.12 from Mr Cross dated 30th October 2014, acknowledges the above email and email no.13. So, it is very clear that not only in the meeting but in the following emails there can be no doubt the Parish Council has been fully informed about everything to do with resolving the previous issues, including consulting yourselves!?

Email no.13 highlights their policy from their Action Plan dated 1st October 2012 that of "supporting" converting large properties into dwelling flats and other issues we were re-iterating to Mr Cross. Again highlights that Mr Laker of Windlesham Gardens to the rear of no. 37 Orchard Road during the meeting had listed all previous issues and had said these had been addressed, but was concerned about the distance to the rear boundary, (although they themselves are NEW BUILDS in residential gardens) Pointing out once again that the distance was within building regulations, so this was unfounded.

Email no. 14 Asks for a copy of the Letter to be sent to Arun Council **only** using **"valid comments"** and not as per their previous letter which had been proven to use two erroneous comments about plot size and height.

Email no. 15 is the same chase.

Email no. 16 from Mr Cross advising that he will send me a copy once he has submitted it to Arun. **"I have until this Thursday to submit this council's comments"**.

Email no. 17 **I point out that we thought he already knew what they would be saying.**

Email no. 18 Is Mr Cross **advising he does know what he will be saying, "but I have not yet written the letter". "Other matters have taken priority".**

Yet Mr Cross has had time to read and reply to ALL my numerous emails.

He must be completing a standard letter on behalf of the Parish Council and just needs to add a few lines, as per the previous letter submitted.

Far less lines than those in all these emails!!!!!!!!!!!!!!!!!!!!!!

Please see enclosed copies of the emails between the various people involved. Plus a copy of my previous communication to you about design, street scene etc.

Please do not add this document until **AFTER** the letter has been received from the East Preston Parish Council.

Yours sincerely,

A solid black rectangular box used to redact the signature of Mrs Carolyn Pannell.

MRS CAROLYN PANNELL

Subject: [No Subject]

From: Carolyn Pannell [REDACTED]

To: [REDACTED]

Cc: [REDACTED]

Date: Monday, 3 November 2014, 20:00

EMAIL 1

[REDACTED]
me
23 Oct
Dear Sir Peter Bottomley,

I have been looking on the internet to see if I can video this meeting of the East Preston Parish Council on Monday and I cannot see any firm data advising that this is now possible, only that it is imminent. Could you please advise before Monday. Thanking you in advance for yours and Colette's assistance, as always.

Yours sincerely,

CAROLYN PANNELL

EMAIL 2

Sent: 27 October 2014 12:36

To: HANSON, Colette
[REDACTED]

Subject: Re: NEW BUILD 37 ORCHARD ROAD NEW PLANNING REFERENCE EP/149/14/PL

Hello Colette,

I guess you have not heard back from Simon Cross. I will still take my camera in case I can use it. Even if not I will let you know how it pans out tonight. Thanking you for your assistance. Yours sincerely,

CAROLYN PANNELL

EMAIL 3

me
To
HANSON, Colette
Oct 31 at 11:58 AM.

Hello Colette, Don't apologise this probably helps, as they were not guarded with what they said. I have them objecting, but don't know why and they need to go off to think about it. Probably the best possible result and Mr Cross now knows it has been recorded. Once again you have been brilliant in helping. Now let's see what they send to Arun Council?
Regards, Carolyn

"HANSON, Colette" [REDACTED]

I am so glad you recorded what was said as it transpires that there is no problem with this. As you will note from my previous email this morning, it was my fault you didn't get a response from Simon Cross. I sent the email to the wrong address.

I simply don't know how I got that wrong!!! But I am so sorry you had that added stress as a result.

Now it is for the ADC to consider any objections from the Parish Council..... let us await the outcome.

I know this is a very anxious time waiting for the outcome... I am sorry these processes do take time.

Kind regards,

Colette Hanson
Parliamentary Assistant to Sir Peter Bottomley MP
House of Commons
London SW1A 0AA

EMAIL 4

From: Carolyn Pannell [REDACTED]
Sent: 27 October 2014 19:19
To: HANSON, Colette
Subject: Re: NEW BUILD 37 ORCHARD ROAD NEW PLANNING REFERENCE EP/149/14/PL

Hello Colette,

I said I would let you know how it went.

It started with us being told we would only have 15 mins for the public to discuss any issues and that we weren't allowed to respond to their discussions during their decision making! Is that correct? Even when you know when they are saying something that isn't true!!!

Well three of the occupants of Windlesham Gardens turn, who I may point out all are new builds in residential gardens and three of my neighbours to the right. Again making erroneous remarks.

In brief I stood up and pointed out that the residents of Windlesham Gardens were new builds, the property fell under two area character areas, as clarified by the Inspectorate. I had never had a problem with the drains as claimed by two residents Mr Lee and Mr Joregenson. I pointed out the statement said that the new development was far enough away from the rear properties and there was enough garden area, as pointed out by the Inspectorate and the planning figures.

I didn't stay quiet when the committee was talking when making erroneous objections. They were going to use GENE 7 then they decided they couldn't. I showed them pictures of the area proving I was near to houses etc as per the Inspectorates Appeal. When it came to the vote they all objected and one obtained, BUT they would have to go away and come up with THEIR reason!!!!. At the time they couldn't think of any!!

Surely this is not how Parish Councils can act against its residents.

Mr Cross met me when I arrived and said he knew I would be coming, but did not say that we could film, but he never said we couldn't record either. So we have used a lecturers recorder to record what was said and the computer is currently typing this up.

All I can say that this is unbelievable, but I am not surprised.

Regards, CAROLYN PANNELL

On Monday, 27 October 2014, 13:24, [REDACTED]

Hello Colette, Thank you. You will not know how much I appreciate what you are doing. Kind Regards, Carolyn

"HANSON, Colette" [REDACTED]

I have emailed him again today.

Kind regards,

Colette Hanson
Parliamentary Assistant to Sir Peter Bottomley MP
House of Commons
London SW1A 0AA

EMAIL 5 TO EAST PRESTON PARISH COUNCIL

me
To

CC

27 Oct

Hello Simon,

Well that was an interesting meeting.

From what I can make out there were objections by the Committee and one abstained, but they are not sure on what grounds to use to object yet?!

I believe the Parish Council has no powers to approve or reject planning applications, but are merely consultees.

I have been advised correctly or incorrectly that the Parish Council cannot use invalid or erroneous grounds and should only make valid comments? As this is considered poor practice and may cause unnecessary distress to residents.

Please confirm all of the above is the case and if not can you please advise me why you think it is not, as I am completely new to all of this.

I also believe if I request information from the Parish Council through yourself, as Parish Clerk, that I am entitled to do so under The Freedom of Information Act. Please confirm.

I note that you did not respond back to Sir Peter Bottomley's secretary or advise me if I could or could not film/ record the meeting, even though Colette Hanson had emailed you twice.

Well I await your responses to this communication and the outcome of tonight's interesting meeting.

Yours sincerely,

Mrs Carolyn Pannell

EMAIL 6 FROM EAST PRESTON PARISH COUNCIL

East Preston Parish Council (SC)

To

me

Oct 28 at 9:39 AM

Hello Carolyn,

Before I respond to anything else in this email, I would like to say I have received no emails from Colette Hanson concerning filming or recording of Parish Council meetings, and that is why I have not replied or advised you that you are entitled to have filmed or recorded the meeting. I have emailed Colette this morning for her to provide details of any emails she sent about filming. As far as I know, I have not had problems in the past receiving emails from Sir Peter's office. I shall respond more fully when I have received a response from Colette.

Simon

EMAIL 7 FROM SIR PETER BOTTOMLEY'S SECRETARY

HANSON, Colette

To

CC

HANSON, Colette

Oct 28 at 10:27 AM

Dear Carolyn Pannell and Simon Cross,

Please accept my apologies. I believe the reason Mr Cross you did not receive my emails regarding videoing the meeting last night was because I used an incorrect email address. I sent to @btinternet.com not @btconnect.

I am sorry I caused further stress to you Mrs Pannell. I wish in hindsight I had tried to telephone you Mr Cross.

Please forgive me.

I do hope all matters will soon be resolved satisfactorily.

Kind regards,

Colette Hanson
Parliamentary Assistant to Sir Peter Bottomley MP
House of Commons
London SW1A 0AA

EMAIL 8 RESPONSE FROM PARISH COUNCIL

THE EAST PRESTON PARISH NOW ASSUMES THAT I DID NOT FILM/RECORD THE MEETING SO SENT THE FOLLOWING:-

East Preston Parish Council (SC)
To
me
CC

Oct 28 at 10:54 AM

Hello Carolyn,

Thank you for your email and thank you for attending last night's meeting.

You are correct, the Parish Council is a consultee; as I explained after the committee had voted on the application, the final decision is with Arun District Council as the Local Planning Authority.

③ Five committee members were present at last night's meeting. Four voted in favour of raising objections to the application and one abstained as she knows your daughter. *The committee is objecting as it feels the plot is not large enough to support a property of the size proposed and will be unneighbourly. Different ways of expressing those objections may come out when I am drafting the letter to Arun District Council.*

④ Town and Parish Councils endeavour to make valid comments throughout the consultation process, and Arun District Council as Local Planning Authority will only consider valid comments. Equally we would not intentionally cause distress to residents.

You are entitled to submit a Freedom of Information request through me, and the council will consider your request and provide a response.

⑥ As you will now have seen, I did not receive the emails from Colette Hanson, and Colette has apologised and explained. *You are legally entitled to have filmed last night's meeting; I realise it is too late to tell you that now, but at least you now know for the future.*

Before the end of the week, I shall submit this council's comments on your application to Arun District Council. It will then make a decision on how to proceed in conjunction with all other comments made about this application.

I am happy to meet with you if you would like to discuss this further.

Yours,

Simon Cross - Clerk to the Council

EMAIL 9**ALERTING THE PARISH COUNCIL THAT WE HAD RECORDED THE MEETING**

me
To
East Preston Parish Council (SC)
Oct 28 at 5:04 PM

Hello Simon, Yes Colette Hanson has emailed me too this morning. It appears she had the email address incorrect for yourself. Please be advised that I had received an email from her advising that there was no issue with recording the meeting yesterday and as you had said nothing about us not doing so, we did. Also as you greeted me and said you knew I was coming we thought you were fully informed. We await your response to my previous communication and the letter you send to the Council
Regards, Carolyn Pannell

"East Preston Parish Council (SC)" [REDACTED] wrote:

EMAIL 10**WHERE OUR EMAILS HAD CROSSED OVER**

East Preston Parish Council (SC)
To
me
Oct 28 at 2:03 PM

Carolyn,

I replied in full earlier this morning, responding to your previous communication.

Last night, I said I guessed you were Carolyn. It was a lucky guess.

I believe it is generally courteous to advise everyone present when you are recording a meeting. Members of the public, I believe, have the right not to be recorded if they so choose.

Simon

EMAIL 11 POINTING OUT TO THE PARISH COUNCILS POINTS WE HAD RAISED AND ADVISING THE COMMITTEE WHAT HAS BEEN RECORDED.

Carolyn Pannell [REDACTED] wrote: Oct 28

Hello Simon,

Thank you for your response below advising the following and responding to my earlier questions raised:-
The committee is objecting as it feels the plot is not large enough to support a property of the size proposed and will be unneighbourly. Different ways of expressing those objections may come out when I am drafting the letter to Arun District Council.

This point was raised last time in your letter dated 3rd June 2013 to Arun Council re the old plans submitted.

"The site is probably too small to be developed upon"

You are now aware we did record the meeting and I am heard to point out on numerous occasions that this was not true and the Inspectorate had confirmed so in the appeal.

Point 12 which you read out. It begins *"I am satisfied that there would be enough private garden space for the occupiers of the proposed dwelling."* The Inspectorate can't be any clearer. The same appeal you read from states:- *"the appeal site is close to the boundaries of Character Areas 2 and 4, which have slightly different criteria for new development"*. It also refers to in the Appeal statement that you read from where *"the Village Design Statement also refers to buildings which SHOULD BE COMPATIBLE WITH, BUT NOT NECESSARILY SIMILAR TO, THE EXISTING BUILDINGS IN THE ROAD"*. But the committee are already aware of this?!

You also carried on to read out other sections of Point 12.

To which I respond that this referred to the old roof plan, which had dormers along the side and the new plan design now looks nothing like the old design. It has been completely redesigned addressing all issues raised.

I advised the committee on more than one occasion to refer to the information Lauren (the Architect) had provided. I had already

stressed this earlier in the meeting after it was remarked about plot size being big enough in the Appeal, you had said to me "that this was before the new proposed dwelling was moved backwards". I clearly pointed out that the garden space left was still within the building regulation distance away from the boundaries, especially to the rear and had been already confirmed by Arun Planning this was correct.

I was allowed to present photographs of Orchard Road to the Committee, showing all the varied dwellings, pointing out houses opposite me. Two separate bungalows next to houses. No 1 being detached Bungalow and set backwards, most importantly pictures of the large garden area space of no.37 advising it is twice the size of others in Orchard Road, so there could be no confusion on it's size. Even pointing out to the chair lady pictures taken from the upstairs bedroom window of no.37 the large trees and bushes to the rear proving we cannot see into the dwellings bedrooms behind. One picture also included a property to the rear in Windlesham Gardens which has a dorma in the roof area similar to the new build proposal. The street scenes by night and day concerning off road parking. The committee passed them between each other! These were very clear and gave a full impression of the street scene of Orchard Road's varying dwellings and no. 37's large gardens space.

You warned me three times to not respond whilst the committee was discussing, where I pointed out when I thought erroneous points were being made and even at the end I still pointed out the appearance was the same as no.37 with the low front gable and held up a homemade model which you saw.

I could not have made the points more clearer to yourselves and repeatedly advised that the committee that it should refer to all the information the Architect has provided in the statement provided.

We can now only wait your response to Arun Council using "valid comments", as the East Preston Parish Committee present on Monday 27th October 2014 has been fully informed during the meeting about the completely new design and the impact issues raised previously on its surroundings have been addressed. A resident of Windlesham Gardens even pointed this out to the Committee that these had been addressed. Plus the Committee was informed that we had already held a consultation meeting with Arun Council re the new design and once again I am highlighting all these points raised with the Committee in this email.

Thank you for your emails today and especially the last one timed at 14.03 today, as it was clear from your previous email that you presumed we had not recorded the meeting. I can assure the Committee the comments of the members of public which were all erroneous once again are not really my concern at this point. Especially those of Windlesham Gardens which really were "Do as I say, but not as I do" Even down to the rear dorma aspect outlook of one dwelling there is similar to the new build. Themselves "New Builds" in residential gardens, which I pointed out in the meeting. I just required the recording between myself and the committee for future reference and had sought advice from a source who knows more about these sort of things, as I have no knowledge at all.

I will wait the outcome of the Letter submitted to Arun Council by the Committee before I seek further information from yourself, as Parish Clerk, under the Freedom of Information Act.

Yours Sincerely,

CAROLYN PANNELL

EMAIL 12 FROM EAST PRESTON PARISH COUNCIL ACKNOWLEDGING BOTH EMAILS HIGHLIGHTING WHAT THEY AND I DISCUSSED.

East Preston Parish Council (SC)
To
me
Oct 30 at 9:55 AM

Good morning Carolyn,

I acknowledge receipt of your email below and the one sent at 21:46 on 28th October. Your comments are duly noted.

Simon Cross – Clerk to the Council

EMAIL 13 MY LAST EMAIL TO PARISH COUNCIL TO HIGHLIGHT THEIR INCORRECT ISSUES TO RAISE

From: Carolyn Pannell
Sent: 29 October 2014 12:50
To: East Preston Parish Council (SC)

Subject: RE: EP/149/14/PL

Hello Roger,

I have one more issue to raise with the committee before you submit your Letter to Arun Council on Friday. If, the committee is going to submit a comment saying the new design is an unneighbourly format?

This is very insulting, as half the residents of the dwellings in Orchard Road and many other street scenes in East Preston have the same visual low front gable as their appearance, including no. 37! Again the rear of the new dwellings design is similar to that as seen from the rear garden of no.37 including the dwelling in Windlesham Gardens at the rear of my property, as shown in photographs to the committee during the meeting and presumably also applies to many other East Preston residential rear gardens!

We can't all afford to live in the grand expensive homes of the posh estates in East Preston and convert them into separate dwelling flats to accommodate everyone, as seems to be the East Preston Parish Council's "supporting" policy in the Action Plan!

How many residents of East Preston would be offended by these comments on the appearance of their properties, if you submit that as a reason. Because that is what these comments would translate to, if you are naming the new design as unneighbourly?

This is all very distressing and I cannot see that you can be raising any other issues about the plot size, as it has been pointed out to the Committee on numerous occasions during the meeting that there IS sufficient garden space and the new dwelling IS within building regulations re distances from its surrounding boundaries, etc, refer to Architect's statement submitted concerning all other matters?

So, how can the completely redesigned new application appearance submitted from that of the original application, which has now addressed all previous issues raised by residents, the inspectorate and Arun Council. Was even supported as doing so to the Committee by a Windlesham Gardens resident during the meeting as having done so, be deemed as an unneighbourly format?

Please refer to plan dimensions re distance away from rear boundary, which was their only concern raised, but this is proved as unfounded.

Yours sincerely,
CAROLYN PANNELL

EMAIL 14 FRIDAY 31ST OCTOBER THE DAY MR CROSS HAD SAID THE LETTER WOULD BE SENT- POINTING OUT THEIR PREVIOUS LETTER HAD TWO ERRONEOUS POINTS IN IT

From: carolyn_pannell
Sent: 31 October 2014 07:28
To: East Preston Parish Council (SC)
Subject: RE: EP/149/14/PL

Good morning Simon,
Can you please forward me a copy of the letter the Parish submits to Arun Council today with I hope only using "valid comments" this time and not as per your previous letter which had two erroneous comments in it about plot size and height. As the committee are now fully informed with all the facts about the new plans submitted.
Yours sincerely, Carolyn Pannell

"East Preston Parish Council (SC)" wrote:

EMAIL 15 RE-SENT

me
To
East Preston Parish Council (SC)
CC
me
Oct 31 at 1:27 PM

Good morning Simon,
Can you please forward me a copy of the letter the Parish submits to Arun Council today with I hope only using "valid comments" this time and not as per your previous letter which had two erroneous comments in it about plot size and height. As the committee are now fully informed

Subject: [No Subject]

From: Carolyn Pannell [REDACTED]

To: [REDACTED]

Date: Monday, 3 November 2014, 20:54

with all the facts about the new plans submitted.
Yours sincerely, Carolyn Pannell

EMAIL 16 FROM MR SIMON CROSS - PARISH CLERK- NOW POINTING OUT THEY HAVE UNTIL THURSDAY TO SUBMIT IT

Hello Carolyn,

Yes, once I have submitted a letter to Arun District Council, I shall send you a copy of it. As you are aware, I have until this Thursday to submit this council's comments.

Simon

EMAIL 17 HIGHLIGHTING THAT HE ALREADY KNEW WHAT THE PARISH WAS GOING TO SAY!!!!!!

me

To

me

Today at 5:04 PM

Hello Simon, Thank you for letting me know, but we thought you said in your email that you were clear that you already knew what you would be saying?

Regards, Carolyn Pannell

"East Preston Parish Council (SC)" [REDACTED] wrote:

EMAIL 18 WHERE MR CROSS SAYS HE DOES KNOW WHAT HE WILL BE SAYING - BUT he hasn't sent it YET and HAS BEEN ABLE TO FIND THE TIME to read and respond to my numerous emails!!!!!!

East Preston Parish Council (SC)

To

me

Today at 2:02 PM

I do know what I shall be saying, but I have not yet written the letter. I am not employed full-time and other matters have taken priority. As you are aware, I have until this Thursday to submit this council's comments.

Simon

*****The Council has a standard letter and only needs to add a few lines.
Far less than the number I have received by email*****

Mrs Carolyn Pannell
37 Orchard Road
East Preston
West Sussex
BN16 1RB

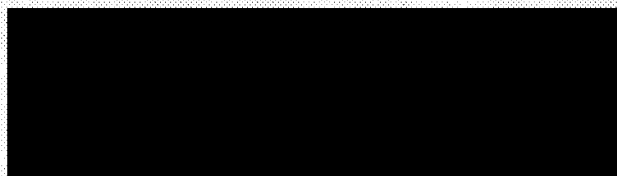
31st May 2014

RE: ON-LINE APPLICATION: 03430946

Dear Mrs Gardner,

Please find attached assisting Applicants Statement reference our discussions for revision plans to new build at the above address.

Yours sincerely,



MRS C PANNELL

East Preston Parish Council submitted objections previously on the following grounds:-

☒ **The site is "probably" too small -**

- ✓ Point 12 of Inspectorate Report enclosed confirms this is incorrect.

☒ **Any resulting property would look cramped and out of keeping with the existing street scene -**

- ✓ The new proposal has taken this into consideration and adopted all the comments raised by the Inspectorate re "outlook" by moving the dwelling back. Knocking down existing Kitchen, adding the low front gable and window instead of the garage blank frontage of original plans.

Point 7. Inspectorate report: *I note that the maximum roof height of the proposed dwelling would be the same as No. 37. The Blank front elevation would be particularly noticeable and would be in contrast with the design of the bungalows, including No.37. These have a low front gable projection and windows to the front which add to their visual interest.*

Point 15. Inspectorate report: *the east wall would be extremely close to the main kitchen window which faces west. I consider it would lead to a sense of enclosure for the occupiers of No.37 which would have a detrimental affect on the quality of amenity.*

- ✓ By knocking down the existing kitchen, relocating within No. 37, still leaving a kitchen, dining room and lounge to the existing property. New smaller plans seek to ensure the development displays high design and layout has extra surrounding space around it.
- ☒ **Proposed development is too high and will not be attractive**
- ✓ Point 7 above confirmed - original design was the same height- New front is no longer Blank. A low Gable front has been incorporated into the new design to match adjoining dwellings.
- ✓ New proposal seeks to match and mirror the shape of no. 35 & 37 appearance who are semi-detached. New build is detached with Barn ends, chosen appearance to link the street image between these buildings and one storey dwelling next to no. 37. Resulting in a dwelling that merges into the street scene. Others styles such as Hip changes the detached appearance to resemble Bungalows in Windlesham Gardens to the rear of the property, instead of dwellings in Orchard Road. See sample pictures.



No. 35 & no. 37 together resemble barn shape image used to design New

Build. East Preston Village Design Statements states: ***"New Builds should be Compatible with,, but NOT necessarily the SAME, as the existing buildings in the ROAD".***



One Storey dwelling next to no. 37. Refer to the street scene plan on Architect's drawings to show the compatible flow of roof shapes between all three sets of dwellings.

The New Build uses the front street plan seen in no.'s 35 & 37, the one storey dwellings by incorporating the Barn ends. Using a hip shape roof creates a dwelling whose appearance resembles the below, which looks out of character between the existing sets of dwellings, that of the one storey dwellings and Bungalows in Orchard Road. See below roof shape, which can be seen to the rear of no. 37 in Windlesham Gardens. This street scene does not flow and blend in the same way as when using the Barn ends.



East Preston and Kingston Preservation Society submitted an objection by "Mr DAVID SAWERS." Which used the following grounds for their objection on the original proposal:-

☒ Site too Narrow -

Point 12. Inspectorate Report *I am satisfied that there would be enough private garden space for the occupiers of the proposed dwelling.*

✓ Inspectorate confirms that there is sufficient space to accommodate a new build.

☒ Referred to a HOUSE, stands above its neighbours and transforms the surrounding area.

✓ Point 7 Inspectorate Report- see page 1, noted the original design was

the same height at No. 37, so cannot be a HOUSE. No.37 is a Bungalow

- ☒ **House would have a blank and unattractive front elevation.**
- ✓ Original design was not a HOUSE
- ✓ New design has been revised to take these comments on board. The blank front has been changed to same appearance as no.37 and it's neighbours, with same front low gable and front window aspect.
- ☒ **Where the present buildings are uniformly single storey- incorrect, as confirmed by Inspectorate - see below.**

Point 3. Inspectorate Report. *The site is located in a residential area with a mix of detached and semi-detached Bungalows, as well as 2 bed houses and flats.*

Point 10. Inspectorate Report. *I have noted the appeal site is close to the boundaries of Character Areas 2 and 4 which have slightly different criteria for new development.*

A meeting was held with Anita Gardner re all previous issues raised. Concerning the non-compatibility of the original design with its surroundings, street scene and the new proposed amendments. With a resulting new dwelling now designed to be more compatible with its neighbours, the surrounding area and not to be highly visible. The points raised by East Preston Parish Council about plot size were proven incorrect. Dwelling appearance and roof size have been addressed. New design now mimics and flows between adjoining dwellings of no.s 35 & 37 Orchard Road merging together with the One storey dwelling.

Mrs Gardner advised that if we were to get East Preston Parish Council on board with the new proposal this would assist, but I am including the East Preston Action Plan which clearly states in Housing section 6d:- **New Build-EPPC to apply all available "regulatory means" to keep housing construction to the lowest level possible. Support conversion of large single storey family dwellings to multi-occupancy:** provide it does not impact neighbours. Although all issues previously raised by the Parish Council have been addressed by the Inspectorate -see enclosed document East Preston Action Plan for above statement page 37.

Other issues the Inspectorate raised and confirmed were:-

The original design-

Point 6. Inspectorate Report. Although the proposed dwelling would be of a similar footprint to that of No.37 I consider the "stepped" form of dwelling would result in an appearance which would be larger and more bulky in appearance than no.37.

- ✓ The new design has addressed this point with a smaller roof area and removed the stepping shape.

Point 9. Inspectorate Report. On my visit I noted that there are other examples of dormers within the wider area including rear dormers to the properties at Windlesham Gardens - see next page.



Point 14. Inspectorate Report. The east wall....would sit very close to the west side of No.37. At present the outlook from the kitchen window is partly towards ... garden space and single storey flat roofed garage. **The internal layout of the property at No.37 means that the proposed dwelling would not be visible within the bedrooms and living rooms,** however the east wall would be highly visible when at the **main entrance** to the property.

Point 15. Inspectorate Report. the east wall would be extremely close to the **main kitchen window** which faces west. I consider it would lead to a sense of enclosure for the occupiers of No.37 which would have a detrimental affect on the quality of amenity.

Point 16. Inspectorate Report. I conclude that the appeal proposal would cause harm to the living conditions of the occupiers of No.37 Orchard Road in respect of **"outlook"**.

Point 17 Inspectorate Report. Engineers report indicates that the foundations of No.37 would not be affected by the proposed construction and ...wall would not be unduly close to the adjoining property.

- ✓ Points 14, 15 & 16 above have been addressed in the new design plan, by knocking down the existing kitchen and moving into the dwelling of no. 37, which has extra rooms to the rear which can accommodate this without causing harm to living conditions
- ✓ The new proposal has been **moved backwards away from the entrance of no. 37,** with the low front gable bedroom starting there to **stop the sense of enclosure** and the distance between no. 37 and the new build has been **widened.**

Thus addressing **ALL** the major issues raised by the Inspectorate. The design has been addressed to present the best possible high design in both appearance, materials and compatibility to the street scene. Views such as seen on the next page:-



Image on left shows Barn ends adopted which blends with no. 35 & 37 combined shape and one storey dwelling, rather than the straight roof appearance image to the right.

Below property styles with Gable front ends both different styles discussed in the meeting with Mrs Gardner. Which when discussed ,showed that they do not blend as smoothly with the street scene of existing Bungalows when placed next to no. 35 & 37 Orchard Road - see image page 1.



Or Hip Gable style below:-

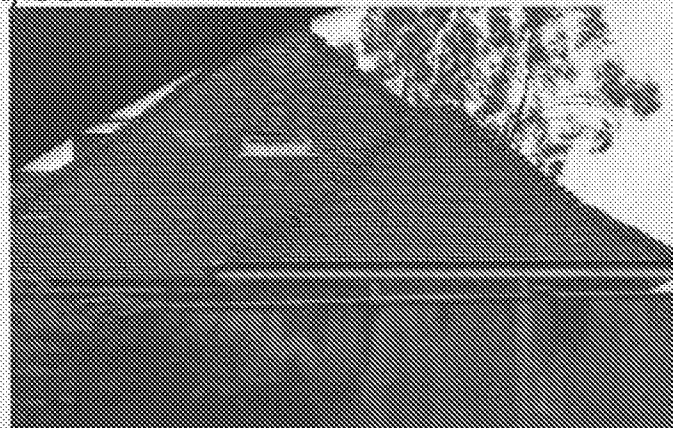


Image on next page shows the actual Boundary line to the front, providing enough space for off road parking. An extra strip of land was purchased by the previous owner Land Registry reference WSX263550. We placed five vehicles, a Ford KA, a Ford Mondeo, a Jeep, a Ford Fiesta, a Fiat 500 and a

large Caravan which has an end bathroom in the space shown for the new build, which were not parked closely together. Off road parking for no. 37 is also to be also placed on the existing front garden of the property. Showing there is ample entrance space for new build and off road parking. Front wall to be shortened slightly, as has already no. 35 Orchard Road to widen this area even more.

Proposal:-



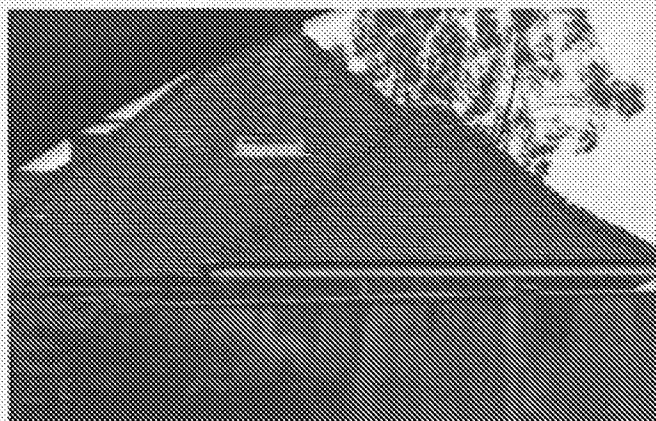
New build will be a similar style appearance as above, but being **detached** - with same straight front roof appearance as no. 35 & 37 Orchard Road, but with **small** barn roof shape ends and small end walls to merge the street plan. Plus low Gable front bedroom matching no. 37- see architects plans.



Showing a smoother flow of similar roof shapes and front view design between the existing dwellings and new proposed new build.



Rather than the below roof shaped placed in between:-



Where the roof shape now has an appearance that looks more like the dwellings of Windlesham Gardens - Picture 3 Page 2, instead of Orchard Road and therefore, does not blend so compatibly between the appearance of the properties.

This type roof shape would then look a mix of properties, instead of a blending with the street scene and roof shape would be at odds with the one storey dwellings.

Other style Bungalow dwellings in Orchard Road are as below, even with a Bungalow standing next to a house:-



Note size of driveway entrances. New build has been given the same width entrance as these dwellings.

Below is No. 1 Orchard Road, detached recessed backwards, on opposite end of same side of the road, with a sloping front walled garden



View from driveway of no. 37 showing view of terraced houses



VISIBILITY OF PROPOSED NEW BUILD



No. 37 is not highly visible when approaching from either Lashmar Road or from the other direction on next page from North Lane. Especially, as new

proposal build will now be set further back to address the Inspectorate's issues raised about affecting the entrance to the existing no. 37 dwelling.



Concern is that East Preston Parish Council will "**apply all available regulatory means**" (page 37 of EP Action Plan) to submit an objection, even though new design has now implemented all the current VDS requirements and all the issues raised by the Inspectorate and neighbours concerns in the new revised design.

Page 13 of document titled East Preston Action Plan under the header:

BIG ISSUE 2: DEVELOPMENT.

States "There are too many new homes in East Preston, we don't want any more"

It does recognise that the Village Design Statement, whilst recognised by Arun District Council, our local planning authority, and planning applicants should consider seriously the VDS, **UNDER CURRENT PLANNING LAW IT IS NOT MANDATORY**, which has caused much local disappointment when its recommendations are not followed. (page 13/14).

Page 16 lists the current Survey Key Findings as follows:-

Pont 15. *A majority of residents were in favour of a small development of affordable housing for LOCAL people (62.10%). The Neighbourhood Plan in the referendum only needs 51%, so this point is unanimously agreed by the East Preston residents. A further (10.71%) were aware of others with a LOCAL connections to the parish who were in need of affordable housing.*

Point 16. *Respondents views on affordable housing for the construction of 30 HOUSES, (not flats), was fairly evenly split with 48.47% saying that this was about right, 46.72% that it was too many and only 4.80% saying that this was not enough.*

6d HOUSING Page 25

*Housing, DEVELOPMENT, is a **BIG ISSUE** has been covered in section 5.*

Yet **62.10% of the 742 residents** that took part were in **FAVOUR** of a small development of affordable HOUSING for LOCAL people (not flats).

"WE" need to focus on having the "SMALLEST" possible amount of building of new housing in the community where the current obligation is for 30 affordable STANDARD HOUSES.... "WE" will be aiming to "USE OUR" Neighbourhood Plan to INFLUENCE the FUTURE development of housing in EAST PRESTON.

The Parish should consider adopting a policy of "SUPPORTING" and APPROVING the reconstruction internally of EXISTING LARGE HOUSES to convert them into FLATS.

Table showing this in on page 37.

Yet **62.10% of the 742 residents** that took part were in **FAVOUR** of a small development of affordable HOUSING for LOCAL people

Lastly on Page 41 it states:-

The Action Plan will continue to be revised and updated .. The most SIGNIFICANT being PROPOSALS outside the parish for large scale housing development in Angmering and continuing threats to the strategic gaps between Kingston, Ferring and Goring.

The new proposal has also addressed the following neighbours objections as follows:-

- ◆ Mrs B E Kent- 32 Orchard Road:- *"I strongly object to the look of the sideways building". "Parking problems"*
 - ☑ Frontage is now low front Gable and not sideways.
 - ☑ There is sufficient off road parking for both properties.
 - ☑ Google image already previously submitted and photographs on page 8 under header "Visibility of Proposed New Build" shows normal clear street scenes.
- ◆ Mr Henry & Jean Jorgenson- 35 Orchard Road:- *Said "two storey HOUSE in this location is contrary to East Preston Village Design.. Classified Area 2... Referred to being higher than existing buildings." "Overlooked in our garden..." "should not include residential gardens" "Foul drain blocking" "No new Parking ... and Emergency Vehicles"*
 - ☑ The new build proposal was never a house standing above it's neighbours.
 - ☑ Point 7 of the Inspectorates report confirmed the original new build design was the "SAME" height.
 - ☑ Point 3 & 10 of the Inspectorate Report stated appeal site is located in a residential area with a MIX of detached and semi-detached bungalows, AS WELL AS 2 bed HOUSES and FLATS. .. The Appeal site is close to the boundaries of Character Areas 2 & 4 which have slightly different criteria for new development.
 - ☑ Pictures already sent and enclosed show Mr Jorgenson's garden is not overlooked. We have lived in no.37 for 11 years and neither the previous neighbour of no. 35 or Mr Jorgenson has addressed any issue re the Foul drain blockages to us. Sufficient off road parking will be provided for both dwellings.
- ◆ Jennifer Gillam-29 Orchard Road, (5 gardens away from new build):- *"2 storey property where at this end of the road.. Are single storey and will*

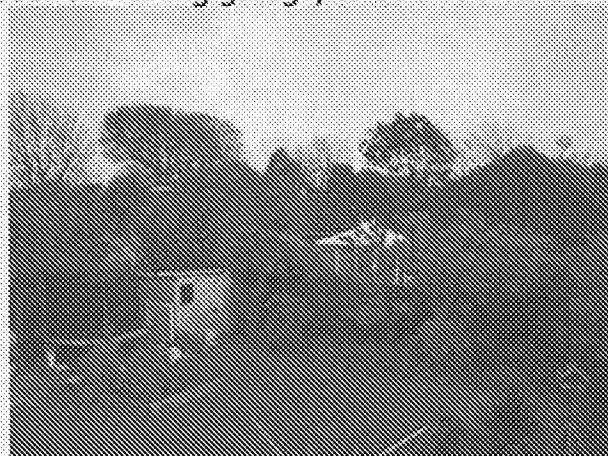
affect privacy ...when using our back gardens. No longer be parking for these two properties."

- ☑ The new build is exactly the same height as the existing property. Second photograph of page 8 shows view from existing driveway of **HOUSES**. The site also falls under Area 4 of this Character Area, as confirmed by Inspectorate. Below is photograph showing view from top of existing garage towards gardens of 35, 33, 31 & 29. Will not affect privacy.



- ◆ Mr R A Haffenden 5 Windlesham Gardens:- *"Proposal infringes the Guidelines for Character Area 2 of the East Preston Village Design Statement.. New proposal and existing building in place on a plot of land that can only be described as modest."*

- ☑ Inspectorate in point 10 confirms plot is close to both Areas 2 & 4 with different criteria for new development.
- ☑ Point 12 of the Inspectorate report confirmed there would be enough private garden space for the occupiers of the proposed dwelling.
- ☑ Plot of land is not small - see photograph of partial part of garden below as seen from roof of existing garage, to be knocked down.



- ◆ Mr John Anthony Lee, 33 Orchard Road:- *" Height, gardens overlooked, drains, close to boundary to west, garage to be turned into bedroom and Parking."*

- ☑ Height is the same as no. 37. Above photographs shows the gardens are not overlooked, new proposal has greater space surrounding it and confirmed by Anita Gardner during our meeting and by Inspectorate that there is sufficient space around it to comply to building regulations . Now would have no garage, but a matching low front gable bedroom as per

no.s 37, 35, 33 & 31.

- ☑ Mrs Barbara Moody:- 2 Windlesham Gardens:- *"out of keeping with surrounding area. Overlook their properties in the extreme. Guidelines of Character Area 2. Height and density."*
- ☑ A best possible revision to the design for a detached chalet bungalow has been chosen to mimic existing street scenes with low front gable bedroom and same materials used.
- ☑ Trees and shrubs shield views seen and enough space between the properties have been left under building regulation guidelines. See previous page photograph. New build is the same height as no. 37 and site falls in areas 2 & 4, as confirmed by Inspectorate. Though the East Preston Action Plan pages 13 & 14 states "planning applicants should consider seriously the VDS (which the revised plans have done), under current planning law it is not mandatory. Also the East Preston Village Design Statements does state: ***"New Builds should be Compatible with,, but NOT necessarily the SAME, as the existing buildings in the ROAD"***. Point 10 of Inspectorates report confirms this.
- ☑ Mr & Mrs Cable 42 Orchard Road:- stated some of the above and other points which have now all been addressed and removed from the proposed new design.
- ☑ Mr Raymond Chapman, 1 Hillview Crescent:- referred to *"Parking and not in keeping"*, which the later has been addressed.
- ☑ Mrs H Leadbeatter, 5 Hillview Crescent:- *"Out of Character, parking and Council Green space being bought for private gain."* Design now mimics shape of properties of 35 & 37 together and one storey dwelling. Enough Off road parking for both dwellings. Land was purchased by previous owners, not the current owners.
- ☑ Mr K D Wood 3 Windlesham Gardens:- *"House contrary to VDS and Area 2, new builds should not be higher. Loss of privacy, resist building in Garden space."*
- ☑ New build is not a house, same height as existing dwelling and all best possible elements of surrounding dwellings have been incorporated. View photographs re overlooking and sufficient distance has been left re building regulations to boundary at rear of no.37. Plot also stands on boundary of Area 4. East Preston Village design and Neighbourhood plan confirms there are no other open spaces left for building, so existing gardens plots will only be the plots available.
- ☑ Mr Tim Fallowfield-Cooper, 52 Orchard Road:- *"will be unsuitable and not in keeping with the existing HOUSES/ Bungalows."*
- ☑ These have been addressed under the new proposal.
- ☑ Mrs MJH Mantle, 27 Orchard Road:- *"No other detached Bungalow exists in Orchard Road. No other Chalet Bungalow exist in Orchard Road or surrounding area (dormer but not Chalet). Objection to Council land being used for reasonable gain."*
- ☑ No 1 Orchard Road is a detached Bungalow on same side as proposed new build. New build has a dormer shape to rear, as seen as a similar shape on page 4 . Previous owners purchased small piece of land to the front driveway area Land Registry reference WSX263550, not current

owners.

- ☒ Mr K Laker, 4 Windlesham Gardens:- Raised same points already mentioned above in Windlesham Gardens. But **ALL** these dwellings in Windlesham Gardens **ARE THEMSELVES** once **NEW BUILDS** built in **"RESIDENTIAL GARDENS"**.
- ☒ New build falls under Character Areas 2 & 4 as confirmed by Inspectorate. New build is same height and now mimics other dwellings in Orchard Road. Although the VDS states it only has to be SIMILAR and not the SAME. Inspectorate has confirmed there is enough private garden space for the occupiers of the proposed dwelling.
- ☒ Miss K I Gorman, 31 Orchard Road:- *" Not in keeping., roof line higher than existing bungalows. Tile hug frontage out of keeping. Size is too dense to plot size. Privacy to garden. Off road parking."*
- ☒ Not higher and cannot see into garden from new build. All issues addressed.

ON-LINE APPLICATION: 03430946 REVISION TO PLANS.