

EAST PRESTON PARISH COUNCIL

Ms Amy Myer
Arun District Council
via email

Council Office
122 Sea Road
East Preston
West Sussex
BN16 1NN

6th February 2020

Dear Amy,

Re: Planning Application EP/158/19/HH – The Breakers, 29 Tamarisk Way, East Preston, BN16 2TE

This council's Planning & Licensing Committee considered this Application at its meeting on Monday, 27th January. The committee agreed unanimously to object in the strongest terms to the changes proposed in this Application. The committee believed the Application to be contrary to the Arun District Local Plan and the East Preston Neighbourhood Plan and should therefore be refused Planning Permission.

Breakers is an outstanding example of an Arts & Crafts property, built in the mid-1930s and near original. The existing garage is shown on maps of the early 1940s. Therefore the property has remained relatively unchanged for almost eighty years. Converting this property to be New England style would not be in keeping with East Preston's vernacular architecture and would result in the loss of this feature property.

Breakers is on the Local List of Buildings of Character and as such should be afforded special protection and consideration under Policy HER SP1 of the Arun Local Plan. The policy states, "Non-designated heritage assets including locally listed heritage assets (Building or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. Development likely to prejudice any of the above, including their settings, will be refused."

The committee believes the proposals for the property to be contrary also to Arun Local Plan Policy HER DM2 as this states, "Proposals for the alteration or extension of building on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest." The proposed changes to the roofing of the property, the fenestration, the boundary wall and the visible materials of the property do not relate sensitively to the building and should be strenuously avoided. The council feels the proposed changes will make the property into a modern property with little or no reference to its 1930s origins.

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As the Planning Officer said in correspondence with the applicant before the withdrawal of EP/116/9/CLP, "Replacement of the existing thatched roof with clay tiles – would fail Condition A.3 of Class A and Condition B.2 of Class B of the GDPO (2019) which requires that *"the materials used in any exterior work...shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse"* – clearly clay tiles could not be deemed as being sufficiently similar in visual appearance to thatching". This council believes such a change would clearly also be contrary to Policy D DM4 of the Arun Local Plan which states "the extension or alteration sympathetically relates to [...] the existing building." This council does not believe the proposed changed to the roofing material "sympathetically relates to [...] the existing building." The council maintains its earlier opinion the risk of fire to thatched roofs can be better controlled nowadays than ever before, thus reducing the need to change the material of the roof. Other properties remain thatched in the village but none should be lost. There is at least one thatching expert operating in the village.

With regards to the made East Preston Neighbourhood Plan, Breakers falls within Character Area One. Policy 1: Housing – General Principles states, "Development proposals will be supported, provided: [...] alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings". The properties immediately neighbouring Breakers are not New England, either be wholly Arts and Crafts or heavily-influenced by the Arts and Crafts movement, therefore the proposed changes to Breakers are contrary to Policy 1 of the East Preston Neighbourhood Plan. The proposals are also felt to be in conflict with section 4.10 of the Neighbourhood Plan which says, "re-development will be encouraged if it would strengthen the present characteristics of the village."

One of the headlines of Policy 2: Design in Character Area One is "Development proposals [...] will [...] protect the view from the beach." The overwhelming changes being proposed for the southern elevation clearly do not meet that headline.

The existing northern boundary wall is very characterful and pretty in its design, unique in the locality. The proposed new boundary wall will be out of keeping with the existing property, neighbouring properties and the general feel of the Willowhayne private estate. It is contrary to section 4.26 of the East Preston Neighbourhood Plan which states, "the construction of high front walls or fences should be resisted."

It may be an anomaly with the drawings but the proposed roof over the eyebrow window on the northern elevation appears NOT to set the apex of the roof above the apex of the eyebrow. This would likely result in a very out-of-kilter feel to that window/roof combination. The National Planning Policy Framework allows Local Planning Authorities to refuse Planning Permission on the grounds of poor design.

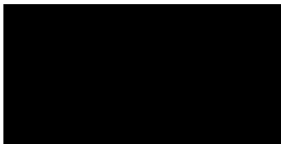
There is also an argument the proposed changes to the building are contrary to Policy D DM1 of the Arun Local Plan as it does not reflect the character of the site and the surrounding area.

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This council strongly disagrees with the applicant's agent's assertion in section 7.4 of the Planning Statement that "The proposed development meets the objectives of Arun District Plan and East Preston Neighbourhood Plan." In the comments above the council has hopefully shown how it strongly disagrees with this statement.

For the reasons given above, this council asks Arun District Council to give full consideration to refusing Planning Permission for these proposals.

Yours sincerely,

A black rectangular box redacting the signature of Simon Cross.

Simon Cross – Clerk to the Council

