

[REDACTED]

From [REDACTED]

Sent: 13 January 2019 08:33

To: Planning.Responses; Anita Gardner

Subject: Application no. EP/179/18/PL Demolition of existing house & erection of 3x 3 bedroom houses together with landscaping, car parking and fencing

Dear Mrs Gardner

We are writing to express our concerns over the above planning application. With the exceptions of the aim to preserve the existing front flint wall and to build on the site of the existing building we feel there is little else to be commended in this application since it almost completely ignores both the general guidelines of the East Preston Village Design Statement and those specific to this part of the village.

The guidelines state that in Character Area 3;

The open character of the roads due to the large number of low dwellings must be preserved.

Increased height should not be allowed to spread along a street because of one or two tall blocks and buildings should not normally exceed two storeys.

The guidelines also note that the setting of listed buildings and buildings of character should be protected and that The Street south from Worthing Road to North lane is an area of special sensitivity that deserves protection from unsympathetic development in the immediate surroundings.

The application is for the erection of a terrace of three 2.5 storey dwellings which would be very much out of character in this location. There no similar large buildings in this area (which includes the settings of at least two and possibly three listed buildings, Wisteria Cottage, Forge Cottage and Appletree/Jasmine Cottages) and it would have an overbearing effect on nearby properties, not least the adjoining bungalow No. 5 Forge Site.

The village design statement actually uses a photo of a 2.5 storey house with dormer windows at the front even smaller than that proposed as an example of an overbearing building.

Regarding the issue of parking the guidelines state, 'Parking should be provided at the side or rear of new buildings or in garages, rather than in front gardens' and that, 'Parking provision should be sufficient to avoid any increase in unacceptable on-road parking.'

The application fails to address either of these issues. The 4 parking spaces proposed are clearly insufficient for 3x 3 bedroom houses and would inevitably lead to potentially hazardous overspill parking on The Street obstructing the driveways of those houses opposite or in Lime Tree Close where there is insufficient parking available as it is. Were additional parking to be made available on site it would simply turn the front of the property into a car park unsightly to all and particularly affecting the settings of the listed buildings.

In summary we believe the application to be for an overbearing building of not particularly high quality construction unsympathetic to the nature of this particular part of the village. It would have a detrimental effect on the settings of the nearby listed buildings and exacerbate the local parking problems.

There seems to be a determination on the part of developers to radically change this particular part of The Street from a quiet neighbourhood of low density detached and semi detached houses with gardens into a cramped and overdeveloped housing estate and we would ask that the application in its current form be rejected.

Yours sincerely

Dr & Mrs T Atkinson

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