

GLADWYN THE STREET EAST PRESTON WEST SUSSEX BN16 1HT

PLANNING REF EP/179/18/PL

Application for demolition of existing house and erection of 3 x 3 bedroomed houses together with landscaping, car parking and fencing

The Application is for the demolition of a large detached property “Gladwyn” and the erection of three 3 bedroomed properties. There was a previous planning application in 2015 for the addition of a two storey extension to Gladwyn for which Planning was granted under Ref EP/60/15/HH. We have submitted a plan showing the footprint of the existing property plus the extension and the footprint of the proposed three properties from which it can be seen that the latter only exceeds the former as permitted by 3.5m². It should also be noted that Gladwyn sits back some 27m from the highway as would the proposed new houses thus preserving the open character of The Street and reducing the impact on the neighbours.

Although the plans provide for 2.5 storeys the height of the existing building is 7.7m as there is currently a loft with full head height and thus the provision of an additional half-storey would exceed the existing property by only 1.9m. As previously stated the properties would be well set back on the site and there are no properties which would be overlooked. The Local Plan confirms that rooms in the roof may be permitted if the dormer windows are small enough to be subservient to the roof as a whole.

The East Preston Preservation Society objected to the application on the grounds that the design was not appropriate in their position opposite three listed cottages, of disappointing quality and specifically refers to there being large dormer windows. We took on board the Society’s concerns about the dormer windows and amended plans were submitted reducing the size of these. Although there are three listed cottages on the west side of The Street they are not opposite Gladwyn. There are two flats immediately opposite Gladwyn although the building appears to be one large detached 1930’s style house and next door to that, and in between that and the two semi-detached listed cottages there are two semi-detached bungalows. As far as the quality is concerned we propose to construct the properties using brick and flint walls with a hand made tiled roof which would reflect the two listed properties nearest to Gladwyn, namely Wistaria Cottage and Forge Cottage which are also of flint construction.

The East Preston Preservation Society has also said that the design of these houses contravenes Policy D DMI of the Arun Local Plan because it does not reflect the character of the surrounding area, Policy 1 of the East Preston Neighbourhood Plan because it does not reflect and enhance the architectural and historic character of the surrounding buildings and the National Planning Policy Framework paragraph 130 because the design is of poor quality. Since the date of their objection planning permission has been granted on Appeal for the demolition of the neighbouring property (which is immediately to the south of Gladwyn and immediately opposite the Grade II listed property Wisaria Cottage) and the erection of 7 properties. In allowing the Appeal the Inspector considered that the local area was made up of an eclectic mix of building forms and scale, including detached houses on large plots but also terraced, semi-detached traditional cottage and bungalow types. Further up The Street from Lime Tree Close there is also an existing residential care home that forms a substantial single building. The Inspector was satisfied that this next door development would not harm the character and appearance of the area. He also found that the setting of Wistaria Cottage,

Apple Tree Cottage/Jasmine Cottage and Forge Cottage had already been adversely affected by the 20th Century Development that formed part of their setting. As Scorton is in fact closer to Wistaria Cottage than Gladwyn it would be difficult to argue that the same comments would not also apply to Gladwyn.

Paragraph 130 of the National Planning Policy Framework paragraph 130 provides that permission should be refused for a development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely where the design of a development accords with clear expectations in plan policies design should not be used by the decision maker as a valid reason to object to development. The proposed development of the site of Gladwyn will clearly improve the character and quality of the area by demolishing a 1920's property which does not enhance the area and replacing it with brick and flint properties with hand made clay roof tiles which will blend in with the existing listed properties. The development will be given a country look with the addition of gravel driveway and parking bays.

The East Preston Parish Council considered our Application on 14th January 2019 and their grounds of objection (prior to amended Plans being submitted) were also that the proposed dormers appeared to be in conflict with paragraph of the East Preston Neighbourhood Plan by not being small enough to be subservient to the appearance of the roof as a whole. As stated above we then submitted amended Plans reducing the size of these and having taken further advice from the Preservation society, set these further back on the roof. The committee were also concerned about the on-site parking provision as although acceptable to Highways, it was considered that a three bedroomed property was unlikely to have only one car and the development was likely to cause parking on The Street. This was also a view shared by a neighbour. In order to allay these fears the amended plans now have two more parking spaces so that there would be a total of six.

The properties would, in any event, be very close to local amenities. They would be within a five minute walking distance of both the East Preston Junior School and the Infant School, and within ten minutes walk of the library, local shops, the parish Church and the Angmering train station. They would also be within either a walking distance or cycling distance of The Angmering School. The provision of cycling sheds could be made a condition of Planning as suggested by highways. It should be noted also the 700 bus which runs about every 10 minutes stops a few yards up the road from the property.

Paragraph 128 of the National Planning Policy Framework states "Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applicants that can demonstrate early proactive and effective engagement with the community should be looked upon more favourably than those that cannot. Hopefully our application should be looked upon favourably as we attended the Parish Council meeting to ascertain their views, the Preservation Society's views and the neighbour's views and submitted the amended plans based on the concerns raised.

The new Local Plan which came into force on 18th July 2018 sets out the following objectives with regard to new dwellings :-

To encourage sustainable development in the Parish that meets the needs of and reflects the wishes of the residents

The majority of dwellings of a type and tenure suited to meet local need

Design of new houses to be in conformity with the Neighbourhood Plan

The Land Use Policy acknowledges that all of the Parish lies in a built up area and all building takes place on windfall sites. It acknowledges that there is a need for more affordable homes in the Parish but that their supply requires land on which they could be built and money to pay for their construction. Neither is available.

The General Principles of Housing within the EP Parish is that development will be supported provided:

- (i) The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings:

This development is a small scale development , being three terraced properties on a reasonable size of plot and fitting into the footprint of the existing property plus the extension for which planning has already been granted. It is being constructed in brick and flint to blend in with the nearest Listed Properties which are also constructed in brick and flint.

- (ii) They meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;

The East Preston Parish Council and a neighbour were concerned about the number of parking spaces in the original Plans, despite the fact that they were acceptable to Highways. Two further parking spaces were added giving a total of six parking spaces for three properties.

The Development Principles state that development and re-development will be encouraged if it would strengthen the present characteristics of the village. It is important to avoid new buildings which appear overwhelming by reason of their size, and alterations which harm the character of a road.

It also refers to the materials harmonising in both colour and texture with adjoining buildings, to be of a low enough density to preserve the character of an area. It confirms that rooms in the roof space may be permitted if the dormer windows are small enough to be subservient to the appearance of the roof as a whole.

By 4.17 “Small houses with 2-3 bedrooms are the preferred type of development. The survey shows that residents consider small houses are the dwellings most needed in the parish. The provision of small houses may prove difficult in practice but developments of small units will be preferred.”

By 4.18 Preservation of the Street scene is important to protect the character of the village.

This development, again, meets the above requirements. The houses are small, having three bedrooms, rooms in the roof with small dormer windows set back from the ridge, harmonising in colour and texture, and having little effect on the existing street scene.

The development is in Character Three of East Preston Parish and the East Preston Neighbourhood Plan confirms that development proposals will be supported in this area provided the scale, density, massing, height, landscape design, lay out and materials of including alterations to existing buildings, will

- (i) sustain and enhance the significance of the historic character of the area:
- (ii)Employ building materials that harmonise with those used in existing buildings
- (iii) Preserve front boundary walls where permitted development rights do not allow their removal and

- (iv) Ensure that where apartment blocks are proposed their scale, massing, detailing and landscaping is domestic in form and their appearance harmonises with the housing types of the area

The proposed development will meet the requirements of (i) and (ii) by being designed to blend in with other properties in the area, whilst not having a significant impact on the street scene and being constructed in traditional materials such as brick and flint to harmonise with the existing buildings. It is intended to preserve the existing flint wall as far as possible subject to the requirements of Highways.

We are not seeking to build apartment blocks which we would consider totally out of keeping with the housing types of this area.

Finally we note that development proposals will be supported provided they are able to demonstrate that they include one of the following sustainable drainage features to manage the risk of surface water flooding within the boundary and elsewhere in the Parish. In the case of Gladwyn the following are included, namely soakaways and permeable driveway and parking spaces.