



# EAST PRESTON PARISH COUNCIL

Mr Zac Denton  
Arun District Council – Planning Department

by email

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27<sup>th</sup> April 2020

Dear Zac,

**Re: EP/37/20/HH, 56 Angmering Lane**

This council's Planning & Licensing Committee has considered this Planning Application electronically, members submitting their comments to the chairman of the committee for him to decide the council's response.

The committee has agreed to object to this Planning Application as it is contrary to the Arun Local Plan and the East Preston Neighbourhood Plan.

The proposed development is considered to have a significantly harmful impact upon the character of the street scene, and the wider locality, due to its modern appearance, and significant scale. As such, the proposed development conflicts with Policies D DM1 and D DM4 of the Arun Local Plan, and Policies 1 and 2 of the East Preston Neighbourhood Development Plan.

The proposed conflicts with Policy D DM1 of the Arun Local Plan by not necessarily "improving upon the character of the site and the surrounding area," not demonstrating "a high standard of architectural principles [...] to reflect the local area," not having "minimal impact to users and occupiers of nearby property and land," nor demonstrating a "scale of development [...] within the general confines of the overall character of a locality."

The proposal also conflicts with Policy D DM4 as the does not sympathetically relate to nor is it visually integrated with the existing building in massing, design, form scale and materials. Equally, the extension could not be considered visually subservient to the main building.

Policy 1 of the East Preston Neighbourhood Plan says, "alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings". This council believes the proposed redevelopment of 56 Angmering Lane neither reflects nor enhances the architectural and historic character and scale of the surrounding buildings.

(continued overleaf)

Paragraph 4.10 of the East Preston Neighbourhood Plan states, "It is important to avoid new buildings which appear overbearing because of their size, and alterations which harm the character of a road." The spirit of this paragraph applies to altered buildings too. The overall increase in mass of the property could be considered overdevelopment of the plot.

The proposed materials are contrary to Paragraph 4.12 which states, "The materials used in new or altered buildings should harmonise in both colour and texture with the materials used in adjoining buildings." Zinc cladding is proposed for the top storey. This council does not believe any other properties on this estate have zinc cladding. Therefore any use of such cladding will leave this property out of keeping with the locality. The same can be said for the proposed use of grey brickwork.

Paragraph 4.14 of the East Preston Neighbourhood Plan states "New or altered buildings that exceed two storeys in height will rarely be acceptable." The proposed redevelopment includes an increase in the height of the property which may appear minimal, but the proposed design of the top storey will result in a property looking much higher without the softening effect of a pitched roof. The resulting property will be out of keeping with the street scene and unneighbourly. The addition of windows in the proposed second storey will directly and unacceptably remove the existing privacy of neighbouring properties. Obscured glazing is proposed for one set of windows on the second floor eastern elevation, presumably to reduce people seeing in, which suggests other windows will be able to see into other properties.

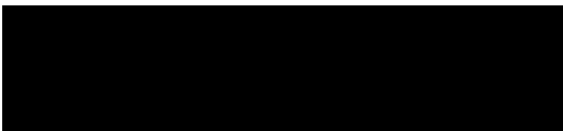
Paragraph 4.16 of the East Preston Neighbourhood Plan states, "Extensions should be designed to look as if they were part of the original design of the house." The proposed redevelopment of 56 Angmering Lane, described as an "extensive refurbishment", does not look part of the original design of the house. It is wholly out of character with the properties surrounding it. Angmering Lane is a mix of architectural styles built up over a number of decades, but all are based in traditional brick and stonework. The proposed build of glass and metal would perhaps be suitable for a site facing the beach, but this is not such a site.

The flat-roofed design of the property is out of character with the rest of the Willowhayne private estate. The existing property is quite visible when approached down Angmering Lane, although it is screened from view directly in front of the property. Because of the increase in mass, the proposed property would have a much greater presence when viewed from further up Angmering Lane, only serving to highlight how out of character the proposed property would be. There is no indication given as to whether the existing screening at the front of the property is to be retained. This could be seen as contrary to Paragraphs 127 and 130 of the National Planning Policy Framework.

The proposed garage is in front of the existing building and is therefore a negative impact upon the spatial character of the area.

For these reasons, this council asks Arun District Council to refuse Planning Permission for this proposal.

Yours sincerely,



**Simon Cross – Clerk to the Council**