



Response to Objections:

Location:

Scorton, 9 Lime Tree Close, East Preston, BN16 1JA

Planning Application:

EP/52/18/PL

Proposal:

Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping.

We have considered the objections and look to address the issues raised and summarise the objections which have come from: the Parish Council, two from neighbours to the East in Clarence Drive, one from our neighbours to the South in Lime Tree Close and one to the West from Wisteria Cottage. Our closest neighbour to the North has supported the application.

Response to objections V4: Lime Tree Close, East Preston. Application number EP/52/18/PL

Prepared by Applicant: The Pure Group

Summarised Objections:

Loss of privacy / green boundary:

The second floor roof windows have all be removed as shown on the amended drawings.

We are happy to remove the bike store located near number 46 Clarence drive should the Planning Officer feels there is sufficient provision provided elsewhere. This would then form part of the garden of plot 4 and can be controlled by a planning condition.

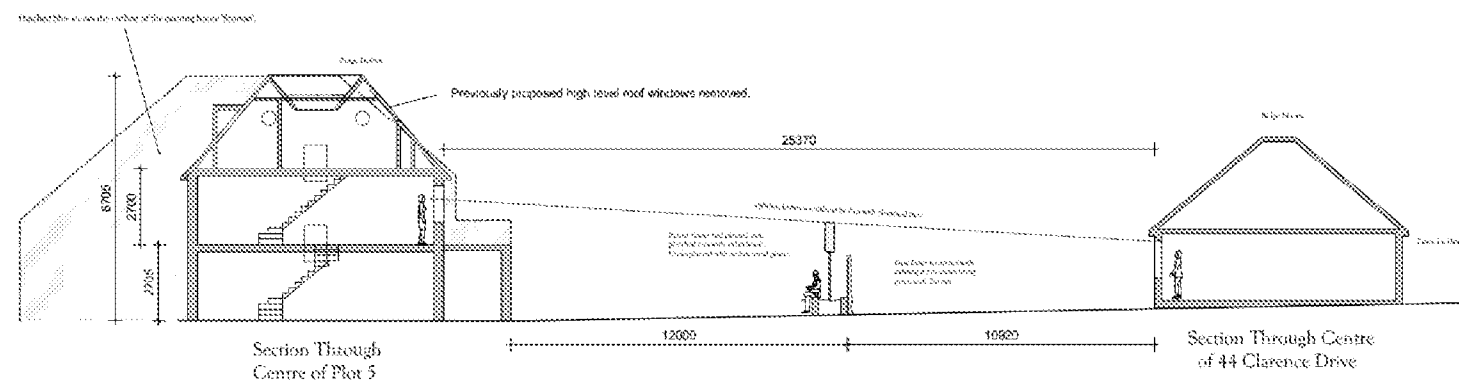
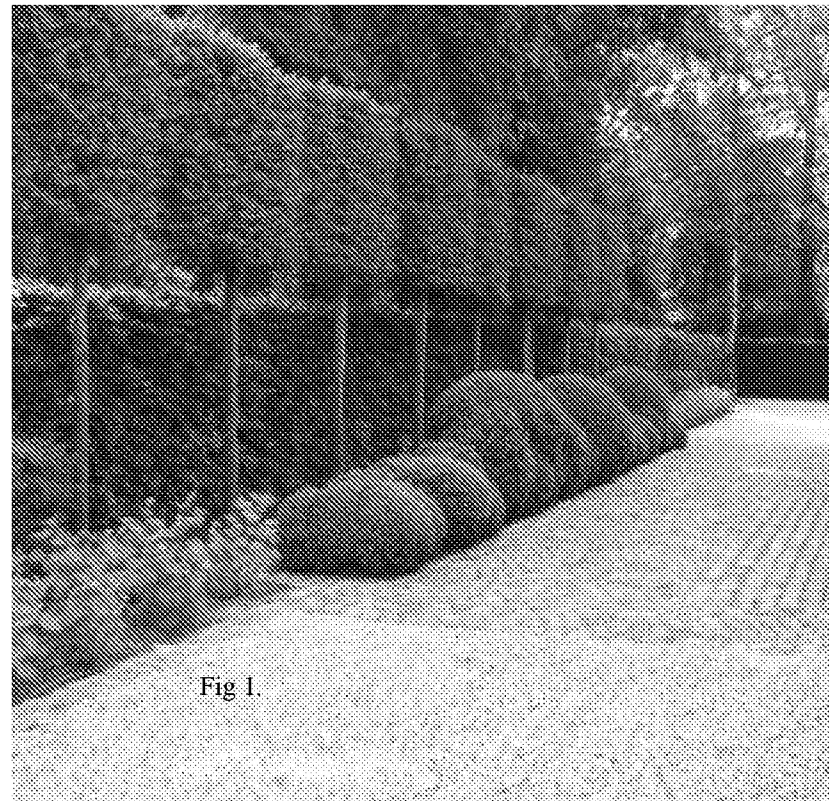


Fig 2. Section General Section of Plot 5 and 44 Clarence Drive, viewed looking North

Fig 5. shows the original Voysey house and Fig 6 one of our Voysey inspired projects with similar additions to the proposed. We are hoping this added information will ease design concerns. Materials can be controlled by a condition.

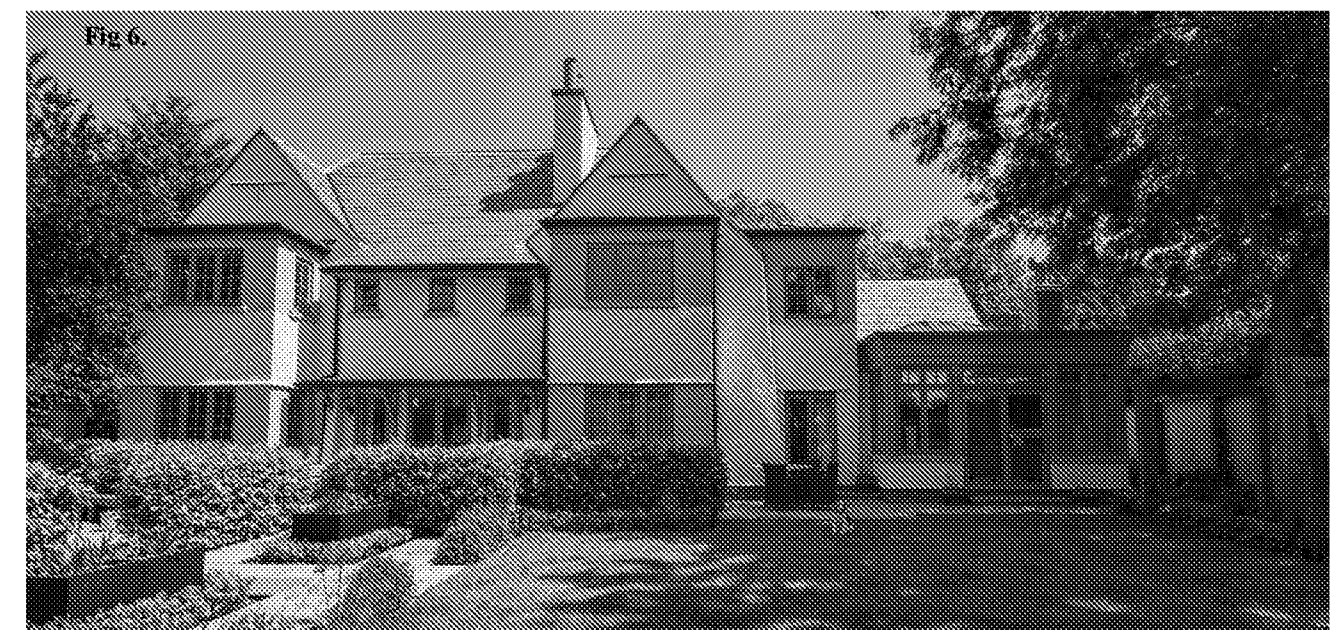
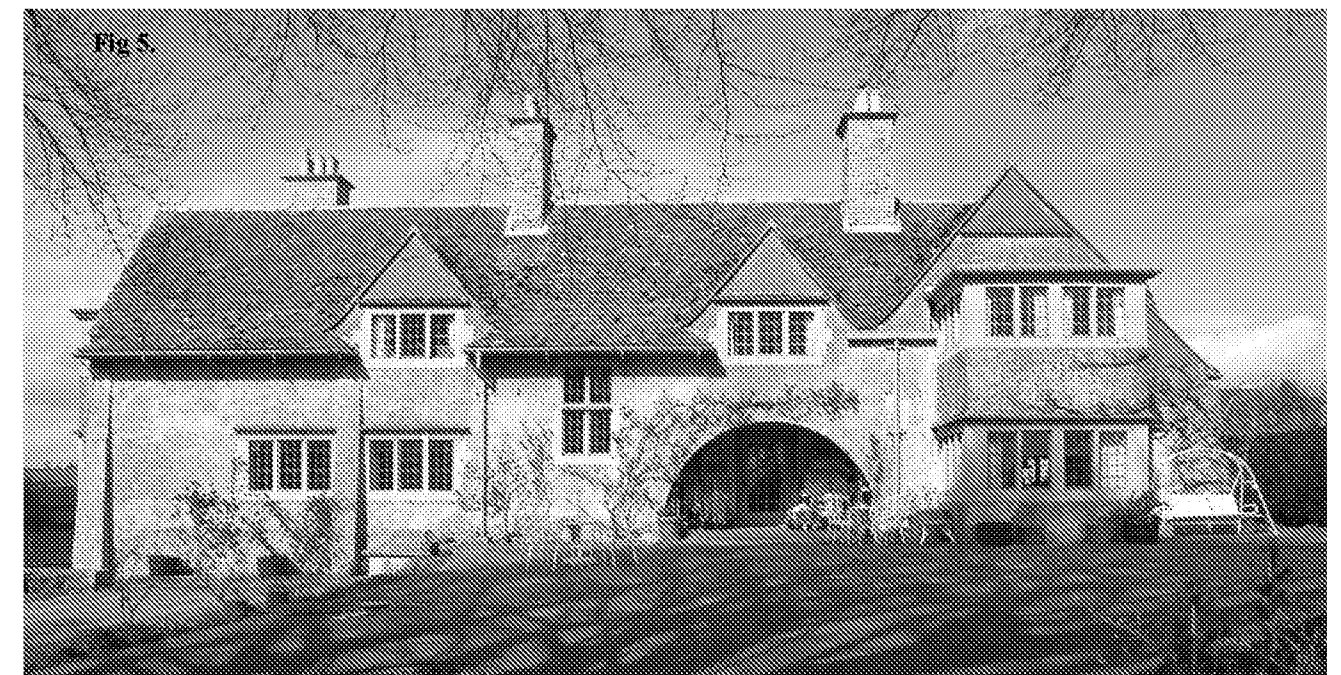


Fig 3. Parking Calculator

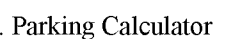
Fig 3. Parking Calculator

Fig 4. Street visibility

Objections & Responses: Lime Tree Close:

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The objections relate to density, access, parking detailed in grass verge, and parking. Pictures have been attached showing inconsiderate parking and large commercial vehicles making deliveries to properties in Lime Tree Close.

Parking Spaces & Vehicle Access:

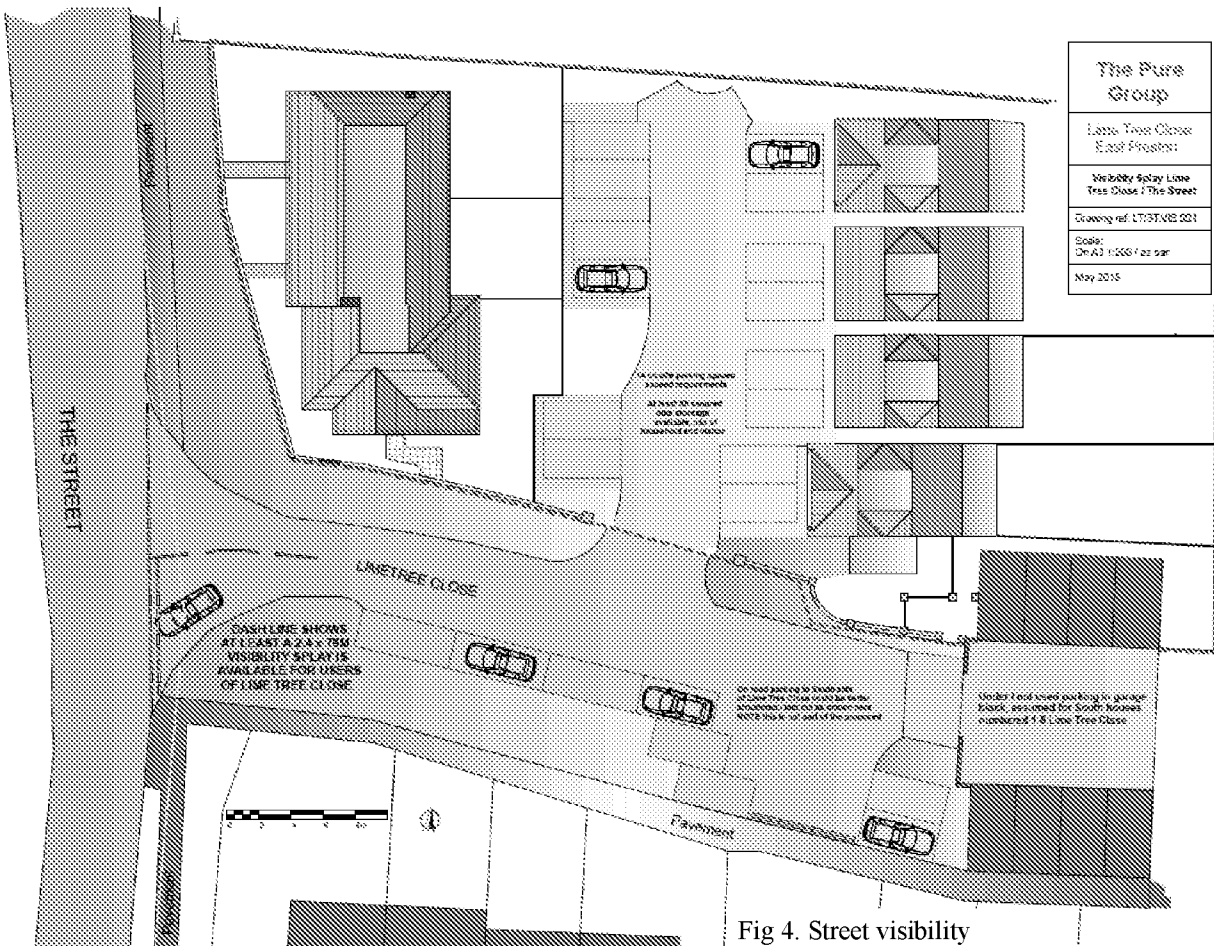
On our drawings we suggested the possibility of providing additional parking in the large grass verge to the South of the site by writing '*potential to provide public parking in existing verge*'. To avoid any confusion we look to make it clear this is only a suggestion as this area is outside of our control.

Following informal observations at differing times we observed the current parking in the Lime Tree Close. This seems to be occupied by residents of numbers 1-8 and the garage block built to serve these houses is not used. Lime Tree Close has a turning head which sometimes holds parked cars. The pictures submitted with the objections demonstrate large commercial vehicles can access the close.

There is opportunity to improve the current layout which can be seen on drawing LT/ST.VIS.001 and copied in Fig 4. below but this is outside of our application and has little bearing as the proposal caters sufficiently for not only parking but allows cars to enter and leave without the need to manoeuvre into the turning head.

Using the West Sussex County Council parking demand calculator (left fig 3.) the proposed new development will require a total of 12 spaces, by providing 14 within the site requirements are exceeded. The parking has been laid out to allow for interspersed planting areas having a large range of shrubs, six specimen trees and a small area of grass.

No turning or manoeuvring will be required on Lime Tree Close as sufficient space has been allocated within the site for turning, passing and the space has the capacity to hold several vehicles in transit. The swept path analysis demonstrates this.



Objections & Responses: Lime Tree Close:

Access from Lime Tree Close onto The Street:

As seen in fig 4. and drawing LT/ST.VIS.001 very good visibility is available for those exiting or entering Lime Tree Close, The Street is a 30mph road and would therefore require a 43m visibility line when set back 2.4m from the junction, at least 79m can be achieved making this junction safe and compliant.

Sustainable location:

Bike storage has been provided for each house and is easily accessible through either back garden gates or the side passage ways of the houses.

Additional bike storage has been proposed to the far South East corner and intended for the occupants and visitors use. This would be covered secured and lockable but is also protected by a lockable gate.

We hope these superior facilities will encourage less car use particularly when considering location:

- Lashmar Recreation Ground 142m away
- Langmead recreation ground 77m away
- East Preston Library 216m
- Junior school, Infant school & family centre 150 - 270m
- Main bus route & stop 20m
- Shops 290m
- Train station 520m
- Shaws healthcare 320m

As the crow flies

Density:

At under 40 dwellings per hectares this is in line with policy standards GEN7 and considerably less than the 45 dwellings per hector directly opposite in Lime Tree Close. Recently approved comparable schemes all have similar but mostly a much greater density:

The Martlets, Sea Road, East Preston, BN16 1JP: Ref: EP/83/13 & EP/81/17/COC	55 per hector
Tudor Lodge, Sea Road, East Preston, BN16 1NX. Ref: EP/59/17/PL	58 per hector
Bradbury Hotel, Station Road, East Preston, BN16 3AL. Ref: EP/63/16/PL	38 per hector
Malvern & Kerria, Station Road, East Preston, BN16 3AJ Ref: EP/135/12	48 per hector
Churchfield, Station Road, East Preston, BN16 3AJ Ref: EP/90/09/	39 per hector

Objections & Responses: Parish Council:

Over development of site.

Near a Listed Building.

Development above two storeys.

Over development:

The density detailed left shows our application is considerably lower than recently approved and similar applications. All homes have high quality amenity spaces, more than sufficient parking and the houses exceed nationally prescribed standards. These are clear indications the site is not being over developed.

Within the locality the housing density is greater than our proposed and is true not only in The Street, Lime Tree Close but also a little further afield so the proposal is in keeping.

Near Listed Building:

We look at the relationship with the Listed Building in the next section.

Developments over two floors:

At our concept design stage we worked closely with the Parish Council and the East Preston & Kingston Preservation Society. The focus was to look at the relationship with Wisteria Cottage and the over all Street Scene. We were pleased our proposal secured the support from the Preservation Society's and the members of the Parish Council who attended the meeting.

Whilst we except that the rear plots 4-7 are two and a half storeys the roof dormers or gabled windows are proportionally small , all face West and offer the only outlook which is within the site so there is no overlooking or conflict with any surrounding properties in both amenity and appearance. The roof heights are the same as the existing building Scorton and matches or is lower than the adjacent houses in The Street or Lime Tree Close. The amended drawings do away with all the East facing sky lights so to all intense and purposes when viewed from Clarence Drive the proposal will be a two storey development.

There are several other tall buildings in The Street that are over two floors and permitted development would allow many of the existing two floor properties to be converted, this later form of development can be seen not only in The Street but throughout the Parish. It therefore seems for the neighbourhood plan to offer a blanket restriction for development above two floors to be an unreasonable stance to take, particularly if the proposal is of high quality.

Objections & Responses: Wisteria Cottage:

Ecology: Protected species, biodiversity. Report insufficient. Poor Environment.

Impact on a Listed Building. Saved policy DEV11

Fails the Strategic Market Housing Assessment (SMHA) does not meet the housing needs.

Design & Amenity Impacts.

Ecology:

An extensive preliminary Ecological Appraisal Survey & Bat Roost Assessment including a site habitat plan was prepared by specialist consultants early March 2018 and as noted could not be finalised until we entered the optimal survey season. This now has been finished and shows no roosting bats. The final report will be attached to the application and confirm we will implement the ecological enhancements detailed within section 7 of the preliminary appraisal.

The extensive planting and ecological enhancements will cater for and benefit the ecology and would not only include many flowering varieties but an extensive hedge row as well as further tree planting. This will see an overall rise in biodiversity as there will be a gain in planting, trees and habitat for birds, insects and bat boxes will be fitted to each house.

Impact on a Listed Building. Saved Policy DEV11

The saved policy DEV11 does not look to stop development around Listed Buildings but to ensure any development should be sensitively designed and constructed of appropriate materials. We agreed the design of the Street Cottages with the East Preston and West Kingston Perseveration Society who fully supported the proposal.

Houses abutting the grounds of our application offer an eclectic range, predominantly they are of less architectural and historical significance and tend to be post 1930's to more recent late 1960's houses. On the opposite side of the road and opposite plot 3 is Wisteria Cottage, an old thatched roof property that is Listed.

Further North are two more listed buildings, Jasmine Cottage and Forge Cottage but these do not overly relate to our proposal as we are separated by 4 and 2 houses respectively as well as one also by the road. The road which also separates our proposal from Wisteria Cottage is a busy, used by large vehicles and is a bus route.

Our consideration towards Wisteria Cottage has been significant and designed the Street Cottages to best compliment the traditional village vernacular. To minimise the impact the proposal is a one and a half storey building with a low rise from ground to roof of 7.2 and 7.7m. By comparison Wisteria Cottage has a varying rise of just under to just over 8m. To further minimise impact the ridge height of plot 3 even though the ground levels are higher is under / the same as Wisteria Cottage and our eaves height is nearly 900mm below that of Wisteria Cottage.

Wisteria Cottage is separated from the road by a low cobbled wall and built a little behind this so by nature is the prominent building in the Street Scene and will remain so.

As both our proposal and Wisteria Cottage are not parallel any measurements detailed here are taken from the centre line of plot 3.

Our proposal is separated from Wisteria Cottage (the building to building) by 18.8m and from boundary to boundary this is just over 14m.

Plot 3 is separated from the highway by a large grass verge of nearly 5.5m in depth and then has a cobbled boundary wall built to a varying height of 1 to 1.2m. Planted behind this wall will be a Fagus Sylvatica (beech) hedge in varying heights from 1.8 to 2m tall in . A large and existing hedge covers and wraps around the corner of the site and has a height of between 2.4 to 3m, this is being retained. Further trees and shrub planting also provide separation including the proposal for a specimen tree within the grass verge (but the later subject to County Council Approval). The proposed house sits 2.2m behind the boundary wall.

The large verge, cobbled wall, proposed and existing hedge, front garden and planting combine to set the proposal away from Wisteria Cottage and thereby will be much more diminutive to Wisteria Cottage which by way of its prominent road side position will remain the dominate and more distinctive building.

Similar Approved Development.

The outline planning application Ref: EP/83/12/ was successfully appealed and allowed. This was likewise near a Listed Building but at a higher density of 55 per hector. The Listed Building in this case directly abutted the proposal and from building to building the distance is approximately/under 7m.

The approved matters were likewise successfully appealed and allowed in application EP/2/15/RES. In this case the roof height was higher than the adjoining listed building.

By comparison our proposal is placed further away, is separated by not only the road but garden space, is lower in height than the nearby Listed Building and of a more subservient design.

Fails SMHA & Housing Needs:

It is suggested the proposal will not offer suitable properties for the housing demands. The findings of the SHMA show that there is an overwhelmingly higher demand for 3 bedroom market housing when compared to all other housing types which equates to 46%. The location near schools, shops, recreational space further strengthen the need for these family homes.

Design & Amenity Impacts.

Centres on the view from Wisteria Cottage and the potential for overlooking from the first floor windows of Plot 3 into the garden space and bedrooms of Wisteria Cottage.

The outlook from the proposed will not be into private outdoor amenity space but rather the open garage and parking area of Wisteria Cottage which allows an open view to all who pass by.

Although we believe the spacing is sufficient to ensure privacy, especially as the spaces in question directly open onto the highway and the two properties are separated by a road we have amended the drawing LT.SC.001 to LT.SC.0012 as follows:

Internal layout of plot 3 to have a none habitable room from bedroom 1 facing Wisteria Cottage and the window from this will be obscure glazed and with restricted opening.

The northerly bedroom of plot 3 faces the far North East corner of Wisteria Cottage which is a single storey addition but has no window facing the proposed.

We believe the design is of high quality and respectful of its settings. Planning Conditions can control the materials for the proposal.

AMENDED & NEW DRAWINGS:

The following drawings have been amended in order to address the concerns raised. The left side lists the drawings being superseded and the right the drawings that replace these, the changes are noted under each:

LT.SC.001 Street Cottages Plans & Elevations ~ LT.SC.002 Street Cottages Plans & Elevations.

Amendments:
Internal room layout bedroom 1 to provide none habitable room in plot 3 facing Wisteria Cottage.
Dimension added showing floor to ridge heights of Plot 3
Section of plot 3 showing roof void height.

LT.SL.004 Site Layout & Landscaping ~ LT.SL.006 Site Layout & Landscaping

Amendments:
East boundary altered to include more screening / pleached trees.
Eastern roof lights removed.
Section line added.
Dimension showing Wisteria Cottage to Street Cottages Building to Building.

LTC.PLOT4.001 ~ LTC.PLOT4.002
Proposed Elevations, Floor, Roof & Section Proposed Elevations, Floor, Roof & Section

Amendments:
East facing roof lights removed

LTC.PLOT5&6.001 ~ LTC.PLOT5&6.002
Proposed Elevations, Floor, Roof & Section Proposed Elevations, Floor, Roof & Section

Amendments: East facing roof lights removed

LTC.PLOT7.001 ~ LTC.PLOT7.002
Proposed Elevations, Floor, Roof & Section Proposed Elevations, Floor, Roof & Section

Amendments: East facing roof lights removed

LT.LOC.002 Site Location Plan ~ LT.LOC.00 Site Location Plan

Amendment: Verge parking taken out and existing layout shown

New Drawings:

LT~ST.VIS.001 Visibility Splay Lime Tree Close to The Street

LTC.SECTION.001 Section through Plot 4 and 44 Clarence Drive