

From: Anita Gardner

Sent: 08 June 2018 11:24

To: Planning.Responses

Subject: FW: Application Number EP/52/18/PL Scorton 9 Lime Tree Close East Preston BN16 1JA- Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping

Please treat as a rep

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From: [REDACTED]

Sent: 06 June 2018 23:32

To: Anita Gardner

Subject: Application Number EP/52/18/PL Scorton 9 Lime Tree Close East Preston BN16 1JA- Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping

Dear Mrs Gardner

There appears to have been quite some correspondence since the deadline of 24/5/18 was extended and so we would be grateful if you would allow us to make some observations on the statements and plans submitted since this date with particular reference to the East Preston Village Design Statement guidelines for the area in question- 'Character Area Three.'

1. West Sussex County Council Consultation from Highways, WSCC regarding 'On-site Parking'

According to the submission from Highways, WSCC their parking demand calculator shows that 16 allocated parking spaces are required for the proposed development yet only 14 spaces have been allocated. The developers have allocated an extra 2 parking spaces by the addition of the lay-by on the north side of Lime Tree Close but as the developers readily admit it is not within their gift to include this lay-by in the development. Firstly the verge to be used for this lay-by does not belong to Scorton and secondly the East Preston Village Design statement guidelines clearly advise that verges in this part of the village be preserved and not turned into parking lay-bys.

Therefore this is an over-development of the site with insufficient parking space and we would object to the construction of the lay-by in accordance with the Village Design Statement guidelines.

2. Objections and Responses by the Developers

a. Lime Tree Close- Density

The developers cite a number of recently approved comparable schemes with similar or greater density such as The Martletts, Tudor Lodge, Bradbury Hotel etc. However since the East Preston Village Design statement specifically refers to The Street south from Worthing Road to North Lane as one of the 'areas of special sensitivity that deserve protection...' we feel that such comparisons are entirely inappropriate since the comparable schemes are nowhere near this area. The Design Statement also observes that 'Some increase may be acceptable if it can be provided without altering the character of the road.' There is no development remotely like this proposal between The Street south from Worthing Road to North Lane and were it to go ahead the development would change this area irrevocably and set a precedent for further similar development.

b. Development over two floors

The developers appear to justify the fact that the proposed Lime Tree Cottages are above the advised 2 storeys with the statement that there are several other tall buildings in The Street. This is flawed logic. One of the tall buildings on The Street to which we presume the developers refer is Chermont Court which has been specifically singled out in the East Preston Village Design Statement as an example of an overbearing building and we would draw your attention to for the guidelines for Character Area Three which specifically state that, 'the open character of the roads due to the large number of low dwellings must be preserved' and that, 'increased height should not be allowed to spread along a street because of one or two tall blocks. Buildings should not normally exceed two storeys.'

c. Wisteria Cottage- Impact on a Listed Building

In their responses to objections the developers have been inconsistent in their picking and choosing of examples to support their case. Whilst on the one hand they are happy to cite examples of similar developments quite some distance from their proposed development (none of which are between The Street south from Worthing Road to North Lane) they are happy to claim that the listed Buildings Jasmine Cottage and Forge Cottage 'do not overly relate' to their proposed development yet they are only 50 and 40 yards away and at the centre of the part of The Street felt deserving of special sensitivity by the East Preston Village Design Statement.

d. Design and Amenity Impacts

The developers state that the outlook will not be into private amenity space but rather the open garage and parking area of our cottage. This is simply not true. Whilst we do not dispute that the parking area in front of our garage allows an open view to those who pass by our back garden is currently private and not visible to passers by but should the proposed development go ahead there will be direct line of sight from the bedroom 1 of plot 1 into a significant part of our garden and also to a lesser extent from bedroom 1 of plot 2.

In summary this development falls well short of the guidelines set out by the East Preston Village Design Statement and should it be allowed to go ahead in its present form one would have to wonder about the purpose of formulating such a statement with all the time and expense incurred in its production.

Yours sincerely

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