

REPORT UPDATE

Application No: EP/58/11/

Reason for the Update / Changes

Reason for Update/Changes:

5 Further letters of Support:

- Disagree with comments made by East Preston Parish Council and East Preston Preservation Society, comments are inaccurate and contrary to a previous planning appeal decision which no longer described East Preston as rural.
- The new gates will enhance East Preston as a whole and do not accept that the gates would be detrimental to the environment.
- The estate is private and the residents who live there have given their overwhelming approval of the design of the gates.
- Gates are not out of keeping given the mix of dwellings and walls in the surrounding area.

2 Further Letters of Objection:

- Not in-keeping with the rural ambience of the area and not pleasing to the eye.
- Painted 5 bar gates would be more in-keeping, metal gates were never considered.
- Plans contradict those agreed at an Estate meeting.

Officers Comment:

Comments noted. No further comments to make.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

EP/58/11/

PLANNING APPLICATION REPORT

REF NO: EP/58/11/

LOCATION: North end of The Ridings &
Angmering Lane & east end
of Tamarisk Way East Preston

PROPOSAL: Replace 3 no. existing estate entrance gates (this application also falls within the parish Rustington)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Proposal is to provide 3 sets of entrance gates to the Willowhayne Estate. The walls and gates would be between 1.7m x 1.9m in height and would incorporate some flint panelling.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Each set of gates currently comprise white painted posts and bars incorporating signage with an approximate maximum height of 1.9m.
CHARACTER OF LOCALITY	Residential comprising large plots with dwellings of varying heights single and 2 storey and individual design of dwellings. The properties are set back from their site frontages behind varying types of boundary demarcation with verges approximately 2-3m to edge of estate roads.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

East Preston Parish Council

Rustington Parish Council

No objection

East Preston Parish Council

Objection design of gates is out of keeping with the rural ambience of the estate, much of the development having occurred before 1939. The design is considered to be challenging and unimaginative. It would be out of keeping with the prevailing character and appearance of the street scene and detrimental to the spatial quality of the general locality in conflict with development plan policy.

East Preston and Kingston Preservation Society

Objection design is wholly inappropriate for the green setting of these gates and the Conservation Area. In 2007 95 per cent of respondents agreed that greenness improved the appearance of roads in the village. The setting for these gates is essentially green and the gates would introduce brick, granite and iron to this setting and clash with the character of the area. It is contrary to views expressed in Village Design Statement.

23 Letters of Support

Walls and gates are now common place on the estate and in close proximity to the entrances. Many recent developments in East Preston have walls with metal entrance gates.

Existing barriers and gates do nothing to enhance the area and would be more in keeping with a run down industrial estate. They are neglected and old fashioned and in a poor state of repair. Proposal would be a vast improvement and not out of keeping in the street scene. The apartments close to The Ridings entrance are surrounded by a wall with metal gates and Angmering Lane entrance is next to West Preston Manor which is surrounded by flint walls.

The majority of the estate was built in 1950s and 1960s. The plans submitted represent the design supported by the majority of Willowhayne residents and are of a style fitting and suitable for a private estate within a Conservation Area.

3 Letters of Objection

Opening up the entrance will increase traffic speeds. The current configuration with shared entry and exit. Pedestrians cross at this point (including disabled and elderly) accidents are more likely. Rumble strips will not slow traffic and likely to be noisy for residents.

Gates would be out of keeping in a Conservation Area and of greater visual impact. The exclusiveness the proposed development is intended to enhance will be interpreted as exclusion which seems at odds with the community amenity ethos of a Conservation Area.

Application contains inaccuracies Access is being altered and there are trees/hedges in the area.

Proposed gates particularly at north end of Angmering Lane have a rural simplicity which suits this leafy corner as the main road passes the parish church. The proposed design is pretentious and overblown and suburban and would be destructive of the general view which is a Conservation Area incorporating Grade I Listed St Mary's Church and thatched cottage.

Comments on Representations received:

Comments of East Preston Parish Council and other objections agreed.

Rubble strips do not form part of this application and their impact cannot be considered. The date of the estate development is not of relevance. East Preston Village Design Statement has been endorsed by the Council as a material planning consideration but it is not part of the Council's Local Development Framework and has no statutory status and therefore has limited weight.

CONSULTATIONS

Conservation Area Advisory Com
WSCC Local Development Divis.
Conservation Officer

Consultations responses received:

County Highways - No objection. It is noted that the gates will open inwards which is required for this type of arrangement. The applicant would be required to provide signage remote from the highway indicating 'in' and 'out' to avoid any confusion (this should be the subject of a condition), specifically at the Angmering Way and The Ridings sites. The gates are existing and as such this proposal seeks only to replace what is already present. In highway terms there would be no material change to the situation.

Conservation Officer-The character and appearance of the area is derived through a loose grouping of its mature buildings and mature landscaping. A semi rural appearance is created through the spacious landscaped properties and grass verge along with the green at the junction of Vicarage Lane and Station Road.

The design of the existing barriers is such that their impact on the locality is minimal. Whereas the proposed wall and gates are much more suburban in nature and would clearly define the boundary between the estate and the road network. Consequently, it is considered that the proposal would form a feature that would conflict with its locality.

Comments on Consultation responses:

Comments of Conservation Officer noted and agreed.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Angmering Lane Site is within East Preston/Rustington Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas

PLANNING POLICY GUIDANCE

PPS5	Planning for the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and an adverse impact upon the established character of the surrounding area.

The sites are located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to conflict with these criteria in that it is considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle

Replacement of the 3 existing sets of gates is acceptable in principle subject to satisfactory design and provided no adverse effect on visual amenity and the character of the area results.

Visual Amenity and Character

The entrances to Willowhayne Estate currently comprise metal barriers and posts that when maintained do not detract from the visual amenities of the locality. They are relatively thin and unobtrusive and allow views into and out of the estate roads. The estate is characterised by grassed verges in front of front garden boundaries to dwellings which are defined by a mix of hedging/walling and fencing. The character of the area is one of low density development characterised by large dwellings with spacious landscaped gardens. The proposed changes to the gates serving the estate would result in a formal and clearly defined visually obtrusive barriers to this green suburban area which would detract from the visual amenities of the locality and preclude views into and out of the estate and its environs, visually separating the estate from the road network. In particular the expanse, height and use of materials to the gates and entrance to Angmering Lane and The Ridings would visually emphasise the existence of the entrances and formalise the existing openings to the detriment of the character of the area.

Impact on Conservation Area

Angmering Lane lies within a Conservation Area and the addition of such an urban and permanent style of entrance would not preserve or enhance the appearance of the Conservation Area which is semi-rural in character. The Conservation Area has a special character and appearance derived principally through the loose grouping of its buildings and very prominent mature landscaping. The entrance gateway proposed would act as a visual as well as physical barrier and would be an alien and harsh feature in the locality. It would visually emphasise the splitting of the estate from the rest of the Conservation Area.

The application is therefore recommended for refusal for the following reasons.

RECOMMENDATION

REFUSE

- 1 Given their height, design and extent the proposed gates, walling and piers at the entrances specifically to Angmering Lane and The Ridings would constitute an alien feature and significant closure of the open vista in the locality which would be out of keeping with the open, landscaped appearance of the estate and would be detrimental to the visual amenities of the locality in conflict with policy GEN7 of the Arun District Local Plan.
- 2 The site at the junction of Angmering Lane lies within an area designated as a Conservation Area under Section 69, 70 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposed estate entrance gates by reason of their design, height and extent would conflict with the Local Planning Authority's intention to protect and enhance the visual amenities and environment of such areas, and with policies GEN7 and AREA2 of the Arun District Local Plan policy BE6 of the South East Plan and Planning Policy Statement 5 Planning for the Historic Environment.