



Dolphins,
28 Angmering Lane,
East Preston,
BN16 2TA.
1st September 2015

Dear Sir,

R/181/15/PL

Land to south of Ice Tiled Barn,
Station Road

I am writing to object to the application to build two detached houses on this small garden plot within the Rustington/East Preston Conservation Area.

My concern is the damaging effect the approval of this application would have on the appearance of this Conservation Area.

Your Council has specific policies designed to protect the Historic Environment.

I refer to:

- (i) Publication Version Arun Local Plan 2011-2031 at HER SP1 a that "development proposals must preserve ~~and~~ enhance the character or appearance of the area including its setting."
- (ii) Supplementary Planning Guidance Conservation Areas at 2.3: Standards of New Development in Conservation Areas at (iii) -

'the development does not impair views from public vantage points or open space considered important to the special character and appearance of the area.'

Moreover, the text accompanying the designation, in 1994, of the area as a Conservation Area states:

'The semi-rural appearance of the original village is retained in the spaciousness of the buildings, mature planting and the pleasant green at the junction of Vicarage Lane and Station Road.

The area, designated a Conservation Area in July 1994, is of historic importance showing the early development of the village with its Church and Manor House.

Its special character and appearance derives principally through the loose grouping of its buildings and very prominent landscaping.

The erection of two houses on a prominent site, which rises above the level of the road, would have a hugely damaging impact on the views looking across Station Road from the ancient Grade I listed parish church of St. Mary's and its churchyard at this point, and from the green and public seat to the fore, with the ^{nearby} Calvary cross in memory of the first vicar. Clearly, these are "public vantage points" whose views would be "impaired".

Indeed, the approaches from Angmering Lane and Vicarage Lane would also be adversely affected; similarly, everyone passing through this location would see a downgraded view.

The damaging effect of these houses on the Conservation Area setting is amply demonstrated by the applicants' photomontage showing them from the church side.

Furthermore, they sit awkwardly next to the two attractive dwellings to their north, converted from former barns. Their character would be diminished.

This open space adds greatly to the atmosphere of this part of the Conservation Area. Through its presence, it is still possible to appreciate the small parish church in the context of its former, rural setting.

Your Council has ample policies in place to prevent this sort of damage to the historic environment. They should be implemented and this application refused.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

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