

David Sawers
10 Seaview Avenue
East Preston
BN16 1PP

Your Ref: OWPC6860
Our Ref: R/181/15/PL 15-07-2015
Please ask for:
Mrs A Gardner

3rd September 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 2 No. 3 bed dwellings, demolition of existing garage & shed & erection of new car port. Resubmission following R/305/14/PL. This application affects the character & appearance of the Station Road Conservation Area.

Land to the south of The Tiled Barn Station Road East Preston

Thank you for your internet representation made on 2nd September 2015 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

The Society objects to this application because it would have a materially adverse effect on the setting of the Grade 1 listed parish church of East Preston, and on the character and appearance of the Conservation Area in which the site is located.

The two proposed houses are depressingly familiar in general design from the buildings on any large modern development. To accommodate two detached houses on sites which are too narrow for a well-proportioned house of this type, they are too narrow for their height. This design weakness creates essentially unattractive buildings, which in no way could be said to preserve or enhance the character or appearance of the area, including its setting, as Policy HER SP1 of the Publication Draft of the Arun Local Plan requires. The addition of patches of flint facing cannot compensate for the deficiencies in the basic design of these houses.

Policy HER SP1 also states that development adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances. No exceptional circumstances appear relevant to this application.

The Supplementary Planning Guidance on Conservation Areas states that new development should not impair views from vantage points or open spaces considered important to the character of the area. The proposed two houses, set above the road, would have a significantly adverse effect on the view from the footpath in front of the parish church and the open area adjoining the entrance to the Willowhayne Estate.

Paragraph 16.1.12 of the Publication Draft states that "the Council will only permit development that does not have a negative impact on the setting of any heritage asset". The two proposed houses would clearly have a negative impact on the setting of the Grade 1 listed parish church opposite their sites. The setting of a Grade 1 building is of especial importance and we would expect the Council to enforce Policy HER SP1, which states that development which prejudices the setting of a listed building will be refused.

In 2011 the Council refused permission for new entrance gates to the Willowhayne Estate because they would harm the character of this Conservation Area. It would be inconsistent to approve the construction of two houses which would do much more to harm the

character of the Conservation Area.

The Society considers that this application is incompatible with the Council's policies on Listed Buildings and Conservation Areas. It should therefore be refused.

David Sawers

Chairman

East Preston and Kingston Preservation Society

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts

Director Planning & Economic Regeneration