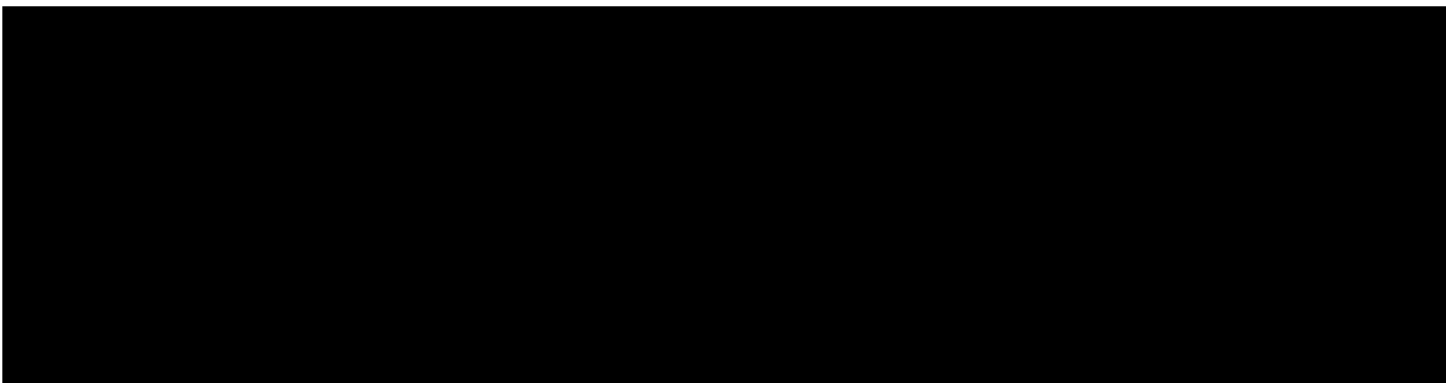




From: Martyn White
Sent: 02 March 2015 12:40
To: Planning.Responses
Cc: Anita Gardner
Subject:

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	R/305/14/PL
Address	Land to the south of The Tiled Barn Station Road East Preston BN16 3AR
Description	Erection of 1 No. 3 bed dwelling & 1 No. 4 bed dwelling & demolition of existing garage & shed & erection of new car port
Case Officer	Mrs. A Gardner

The proposal is located within the East Preston/Rustington (Station Road) Conservation Area. As such it affects a heritage asset.

There is an attractive mixture of buildings of various ages and styles within the conservation area.

The conservation area statement notes that the 'semi-rural appearance of the original village is retained in the spaciousness about the buildings, mature planting and the pleasant green at the junction of Vicarage Lane and Station Road'. The site is located opposite this particular area, and along with its location on the bend of Station road, means that it plays a prominent part of the street-scene. There is therefore potential to enhance this particular part of the conservation area.

This semi-rural atmosphere is further enhanced by the general lack of uniformity of the layout of the conservation area (I note that there has been previous infilling in the locality).

The proposal for two properties within the triangular plot appears to introduce a formality of building pattern that is witnessed outside the conservation area. It is considered that the intention to construct two properties in the site results in over development. A reduction to one unit would be more preferable.

Further, both properties appear to be very similar in appearance, with little variation in design.

However, it is considered that the proposal to remove the existing boundary fencing and introduce replacement vegetation in the form of hedging and tree planting is supported.

Relevant policies:

Arun District Local Plan 2003:
Area 2: Conservation Areas

Emerging Local Plan 2014:

HER SP1: The historic environment

HER DM3: Conservation Areas

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

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