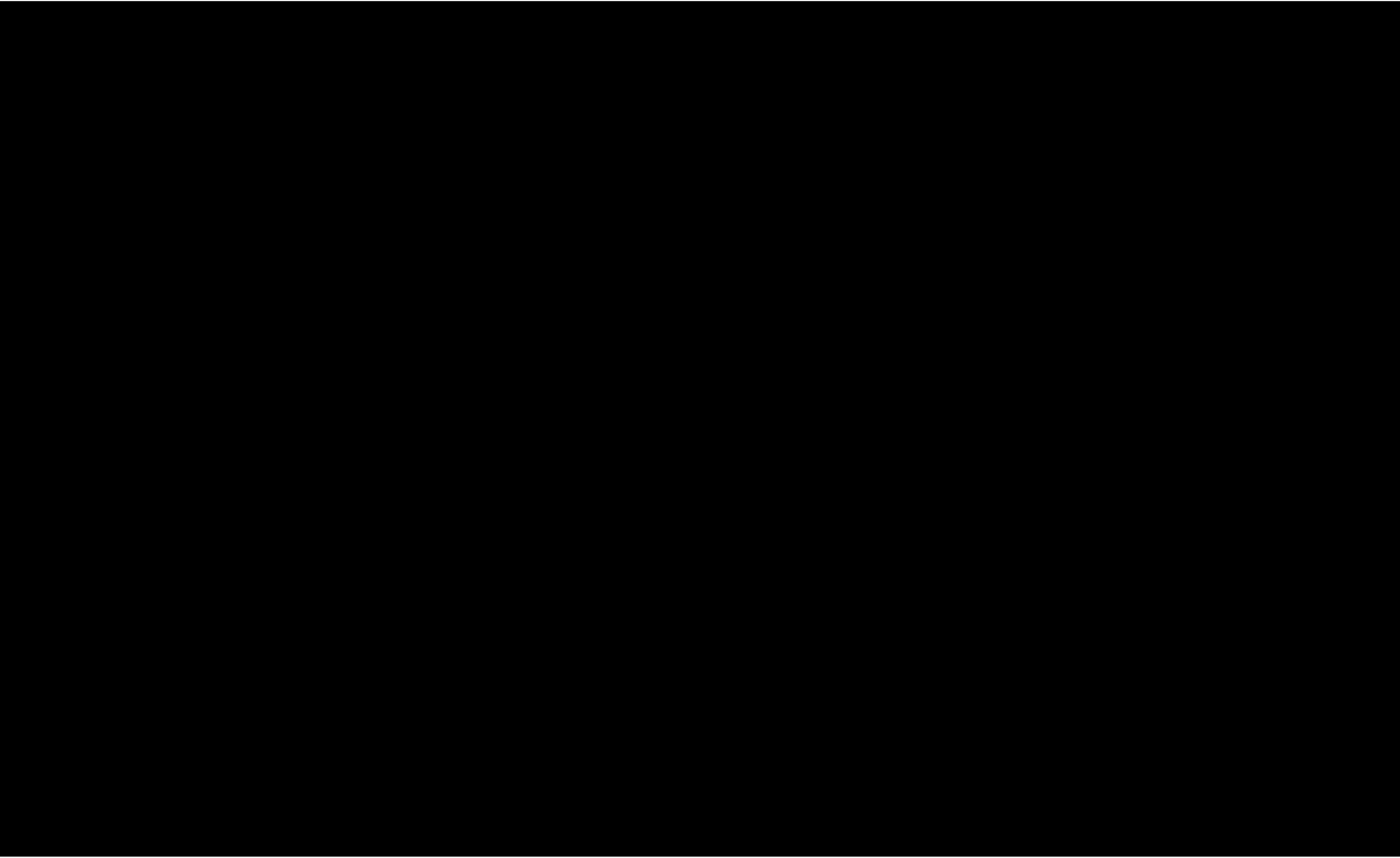




From: Dawn Appleton [REDACTED]
Sent: 04 March 2015 14:14
To: Anita Gardner
Subject: The Tiled Barn, Station Road, East Preston R/305/14

Dear Mrs Gardner,

I am writing in response to the Conservation Officer's comments to our application dated 2nd March 2015.

We are disappointed that the officer takes the view that two properties on this site would represent over development and that one would be 'preferable'. We can see no clear assessment of why two would be unacceptable in the context of the character of this part of the Conservation Area. The site is located within the part of the Conservation which extends onto the west side of Station Road and incorporates only The Tiled Barn and the adjoining property. The application site is dominated by the roadside fence and is seen in the context of the modern bungalows to the south east and The Tiled Barn to the north which has a dominant first floor addition which detracts from the character of the Conservation Area. It is not in our view semi-rural.

We submit that this development at the very least maintains the character of the Conservation Area and in fact provides some enhancement by shielding the side elevation of The Tiled Barn and opening up the frontage of the site so that it addresses the street scene and softens the streetscape. We did consider the provision of a single building on the site but felt that two buildings were more appropriate enabling the form of development to follow the sweep of the bend. In this context it would not formalise the building pattern as the dwellings would not be viewed side by side. The design could be amended as suggested by the Conservation Officer to provide more variation.

I hope that you consider our comments when assessing the proposal and form your own view on whether the development is actually over development or otherwise detracts from the character of this part of the Conservation Area.

Regards



Dawn Appleton

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