

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2017 08:35
To: Planning Scanning
Subject: FW: Urban Design consultation
Attachments: East Preston Springfield Close The Spires R.91.17.PL.doc

From: Angela Haywood
Sent: 31 May 2017 14:11
To: Planning.Responses
Subject: Urban Design consultation

Please see the attached Urban Design comments for The Spires, East Preston R/91/17PL.

Angela Haywood
Conservation/Design officer

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	R/91/17/PL
Address	The Spires, Springfield Close, East Preston
Description	New residential development within an established local context
Case Officer	Anita Gardner
Date	31 May 2017

A well-defined front building line provides a sense of unity and consistent enclosure to the streets in the vicinity of the proposal site. With the exception of The Spires and The Grange, the local context is typified by well-spaced frontage buildings which maintain an active sense of engagement with the street. Each is accessed via a private driveway and sits in a softly landscaped setting, with uncluttered rear gardens having a cohesive relationship and forming tranquil, green spaces to the rear of the frontage development.

New construction in backland spaces of this kind has unavoidable impacts on local character, as it intensifies the present level of development and introduces an alien developmental pattern. New focal points are created and increased activity levels generated in what were intended to be quiet, secluded spaces. In this context, backland development would usually be considered entirely inappropriate.

However in this case, precedent has been set by the backland location of The Grange, to the north-west of The Spires. Given that precedent, the subdivision of the site now proposed results in a consistent urban grain and a locally appropriate level of development.

Although the special interest of the existing Wells development may not be immediately apparent, a sensitive design philosophy is set out in the DAS and while avoiding mimicry, the proposed architectural treatment is informed by history and context. The two new dwellings are scaled to complement neighbouring models and a good quality, locally appropriate materials palette is specified.

the importance of high quality, locally appropriate design is emphasized in Section 7 of the NPPF, with para. 58 advising that new development should establish a strong sense of place and para. 60 noting that it is proper to seek to promote or reinforce local distinctiveness. Although the backland element of the proposal is contrary to the established pattern of development, care has evidently been taken to effectively integrate the two new dwellings in to the local context and there is no further objection in terms of:

- Arun District Council Local Plan 2003 Policy GEN 7
- Local Plan 2014 Policy D DM1

Angela Haywood
Conservation/Design Officer