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From: Martyn White
Sent: 02 June 2014 12:28
To: Anita Gardner
Subject: FW: WA/21/14/PL

ADC Planning Consultation
Response from the Conservation Officer

Application Number	WA/21/14
Address	Turnpike Motors, The Street, Walberton
Description	Demolition of garage and workshops and erection of 6 No 3 bed dwellings, alterations to access, parking and incidental sheds for cycle storage. This application affects the character and appearance of the Walberton Village Conservation Area.
Case Officer	Mrs. A Gardner

The proposal is for the redevelopment of what is a significant plot within the Walberton Village Conservation Area. The conservation area SPG describes the conservation areas as being:

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'an attractive village with no distinct centre, although the Conservation Areas are based on two areas with distinct identities, one around the pond and Village Green at the west end and the other at the eastern end based around The Street, Church and Walberton House.

There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.'

The application site is a previously developed site to the west of the Walberton village Conservation Area. The existing properties on the site do not appear to have any conservation merit; in fact, their loss could have a positive impact upon the street-scene.

A number of heritage assets surround the property including 1 and 2 Park View and the Baptist church. These are identified as being Buildings or Structures of Character by the Council and are therefore, heritage assets for the purposes of planning policy. Consequently, they afford extra protection. It is therefore considered that the proposal has the possibility to affect the setting of at least some of these assets as well as the character and appearance of the Walberton Village Conservation Area.

The proposal is for 6 properties in the form of three semi-detached units. All three units are the same.

It is important when proposing a development to assess the locality as it currently stands. In this instance, there is a clear split; properties to the northern side of the road appear to be mostly detached and semi-detached, whilst those located to the south are mostly terraced with some semi-detached properties.

Whilst it is acknowledged that the properties attempt to reflect the locality through the use of flint and brick, it is considered that the proposed houses do not clearly reflect those of the surrounding properties. The general appearance of the properties also seems somewhat dated; they feel as if they were constructed within the last 20 years.

Properties on the southern side of the street are mostly two stories, attractive with either, no or very discrete porches. Whereas, the proposed properties have porches which are large, with roofs that dominate the front elevation.

This is enhanced through the provision of dormer windows; another feature not present in the local street-scene.

In addition, as a point of detail, the roof-lights should be of conservation standard.

The introduction of the porch and the dormers etc. are therefore considered to be in conflict to the surrounding properties and harmful to the street-scene.

It is therefore considered that a fresh approach is required; the properties should be simple, with high quality detailing reflective of other properties within the local area.

With regards to the layout of the scheme, it appears to have been designed to maximize the sites financial potential. However, it is considered this it is problematic. The proposed layout results in the creation of a courtyard area which appears to be more of a car park that a usable space or attractive alcove within the conservation area. The focus on the car and the provision of hard-standing, leaves small pockets of land (planting/grass?) with no real identity or purpose; who will use or take ownership? No clear information appears to have been provided regarding landscaping.

Boundary treatment to plots 1 and 2 enhances the car park feel of the courtyard. Ultimately, it creates an area which is hard-scaped focused.

Site ownership surrounds the Baptist church on the eastern and southern sides. It is now clear how this will be demarked

In addition, it is not clear how the neighbouring flint barn structure will be treated.

Relevant policies:

Arun District Local Plan 2003:
Area 2: Conservation Areas
GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:
HER SP1: The historic environment
HER DM1: Listed Buildings
HER DM3: Conservation Areas
(HER DM2) Locally Listed Buildings or Structures of Character

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note
Buildings or Structures of Character Supplementary Planning Document

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