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Contact: Carlos Hone

Mr D D Collins
4 Yeomans
Ringmer
East Sussex
BN8 5EL

Our ref: ADC/0064/09

Your ref:

Date: 06.04.09

Dear Mr. Collins,

RE: Proposed demolition of existing bungalow and erection of two-storey 'flood resistant' house, Old Salts Nursery, Old Salts farm road, Lancing.
Planning Application: ADC/0064/09

Further to the receipt of the amended plans 607/1A and 607/2A dated 6 April 2009, the application has been refused planning permission.

It was my consideration that whilst the amended plans did improve the scale of the proposed house, that it did not go far enough to prevent the replacement dwelling from having an unacceptable scale in the context of the Strategic Gap. In addition I feel that the lack of architectural detail in response to the surrounding rural landscape also added to the out of character appearance that the dwelling would have.

As I said on the telephone, I had already commented on the drawings 607/1 & 607/2 on 21.09.08 directly to your client and stated that it would be possible to have planning permission granted provided the proposed house was sufficiently scaled down. It is my conclusion that in comparison to other dwellings in the Strategic Gap, it is considered that the proposals, although amended in scale, still will sit uncomfortably within the countryside given the prominence of the site and will have a far greater visual impact than the bungalow that currently exists, going far beyond the scale and character of the original dwelling. It would therefore result in a dwelling of an unacceptable scale, bulk and massing, which would make it difficult to resist similar proposals in the future, the cumulative effect of which would be detrimental to the open rural character of the strategic gap.

I would recommend arranging a meeting on this matter should your clients wish to proceed with a fresh application for a replacement dwelling, as I am sure there is a compromise that can be reached that would receive a positive recommendation.

Please feel free to call me directly should you have any questions.

Kind Regards,

[redacted]

Carlos Hone
Planning Officer