

FRAMFIELD PARISH COUNCIL

Planning Committee **Details of Delegated Comments** **March 2022**

Decisions can be delegated to the Chairman (or Vice-Chairman) plus two other members if agreed by the Chairman.

The following decisions were made under delegated authority by Keith Brandon (Chairman), Tony Hall and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2021/0108/F – Loft conversion to provide a third bedroom and en-suite bathroom. Changes to existing fenestration on rear and side elevation. 2 Mays Cottage, Gun Road, Blackboys, East Sussex TN22 5JY.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156605>

The Parish Council strongly objects to this application and is disappointed that so soon after this property (and adjacent) was approved and built, there is now a new planning application to make alterations. At the time of the original planning application, there was a lot of public objection, along with the Parish Council, who had concerns for the visual appearance and impact to the street scene, amongst many other reasons.

Now that these two properties are built, local residents will become more accepting over time despite being quite prominent towards the top of the Gun Road – a steep single-track road.

However, this application is to add 3 new dormers, 1 being large towards the front aspect, and two smaller at the rear, along with a rooflight. Additionally, a new upper-level window and a glazed door or window to face the northern aspect. On such a small property, and the fact that it is semi-detached creates an unacceptable view, as presented in the accompanying documentation. To break the concerns down:

1. The proposal will be 'top heavy', and by virtue that the property is brand new and semi-detached, creates a lopsided view that can be seen from all aspects. From the side, it looks out of keeping with any other property, especially the adjoining one, creating a box like effect at the top on one side, whilst the other adjoining property has a cat slide roof. From the front and rear, it gives the appearance of a 3-storey town house. With such an array of different sized glazing, this property would have a massive negative impact on the street scene.
2. Context is needed with regards to the original application WD/2019/0945/F, there were several references to the impact on neighbours, mainly Newlyn. However, this new proposal will have a big impact on the property – The Retreat. There appears to be a new door or full height glazed window to the kitchen, and an upper window which both face towards that property. The Retreat is a single storey house with use within the roof space, but the proposal will effectively be 3 storeys towering down, giving little privacy to their neighbour.
3. From the original application for this property, salient points from the original approved design are:

'Both proposed houses have a simple traditional design'

'The main concept of the proposal is to create an attractive low impact development of two smaller, and more affordable, traditionally styled dwellings, that fit comfortably within the rural setting of Blackboys'

'The dwellings are of differing size, ridge height and floor levels; which helps to break up their form and blend them into the setting and wider context of the village'

'The dwellings have been designed to sit comfortably in the topography of the site, and in relation to the existing dwellings in the lane'

'The orientation is such that they both face front to back (not to the side) and have no habitable rooms that look towards neighbouring properties at a close distance. A single small bathroom window (frosted) will face the existing neighbour at Newlyn'

It appears that the emphasis on appearance, street scene, build, form and neighbour relations is not a primary concern for this application, albeit they were contributory factors of the original approval. The proposal is haphazard in design, out of character to the area, an unacceptable view in build and form, and is overbearing on the neighbouring property – The Retreat.

On the very edge of the High Weald AONB with sweeping views across it, more regard should be given to applications that will have an impact, especially in prominent positions. The proposal does not characterize similarities to other local properties. There is one very large property at the top of Gun Road that has multiple dormers, but the sheer size, along with the design of that is in keeping. For these reasons, the Parish Council strongly object.

Circulation: Planning Committee/All other Parish Councillors.

15.03.2022