

**Statement by Great Haseley Parish Council to SODC Planning Committee
12.08.20**

Great Haseley Parish Council response to the proposed development at 'Haseley End', Great Haseley.

Good Evening

The Parish Council believes expanding from a single dwelling site, to a 3-dwelling site, will over-develop the plot, a semi detached property would be acceptable. This site is an important approach to the village and sits directly in front of the Conservation Area and the neighbouring properties are listed. The replacement building with its larger footprint and extensive car parking will dominate the area, taking over as a prominent focal point

and will impact the character of the village. Which should be considered against **Policy Con7:**

Planning permission will not be granted for development which would harm the character or appearance of a conservation area

Proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted.

I also refer you to SODC's own Great Haseley Conservation Character Appraisal

'As the road curves into Great Haseley the historic village quickly emerges on the bend where the thatched roofs of Nos. 5 and 6 Rectory Road and Nos. 7-9 and 14 Mill Lane come into view. These properties, along with Nos. 16 and 17 Rectory Road (Rose and Clematis Cottages), which are also visible upon rounding the bend by Mill Lane, form an excellent group of vernacular buildings so typical of the village: thatched stone-built cottages and houses. Their irregular positioning and setting within clusters of trees are characteristic of the village.'

You will note Haseley End is not mentioned, due to the fact that it is substantially hidden, the driveway is currently its most prominent feature.

There will also be a significant and material impact and affect the setting of the adjacent Listed properties, the 2 to the North and 2 to the south west

We believe this application to be should have been failed against Policy CON5 from the Local Plan 2011, in particularly section 3.90:

3.90 The setting of a listed building is often an essential feature of its character. This applies not only when gardens or grounds have been laid out as an integral part of the design, or where the building forms part of an attractive street scene or rural landscape, but also to instances when proposed development would reduce the area of land historically associated with the building.

The road is lined with Thatched cottages, with steeply pitched roofs, that have a historic feel for the village, whilst the current property does not fit this description, it is almost completely hidden by nature of the size of the existing building and also the mature foliage around the site. **The Parish Council is also concerned as to how this sites Northern boundary will impact the neighboring property 'Clematis Cottage'. Presently this boundary is a mature hedge and tree canopy, which grants privacy to both properties.**

Any replacement building should reflect the character of the area, the proposed materials are acceptable but in terms of design, I refer you to the relevant paragraph:

3.99 Properly pitched roofs are an essential part of the character of the district's conservation areas and the Council will seek to perpetuate this traditional form of roofing.

The road into the village, Rectory road, and the parking is also a major cause for concern to the Parish Council, . Referring to **Policy D2**

Policy D2 Planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking for vehicles and cycles. Vehicle parking should be provided in a discreet and sensitive manner.

In addition in the appendix on parking, it states:

Each case will be on merit and the parking provision for each site will be considered in the light of its location

The proposal does not satisfy this criteria

Great Haseley is not served by any Public Transport, nor is it reasonable to assume that new residents would commute on foot or bike, due to the remoteness of the Village in relation to employment hubs, but also the A329 would make it dangerous to walk or cycle out of the village.

There is absolutely no possibility of parking on the road outside this location.

This site sits between 2 blind corners in close succession at this end of the Village and where there is no pavement or footway, and is en route to a popular right of way This is also at the point where the road is at its narrowest and impossible for 2 large cars to pass, whilst both are moving.

On the current plan, the car parking will be very visible on entering the village and quite dominant in the front of the start of the conservation area. The scale and arrangement, whilst improved from the first application, is neither 'discreet' or 'sensitive'

This is a further reason that the Parish Council would like to see the number of dwellings reduced further to reduce the amount of car parking required. The parking numbers conforms to the relevant policy but only one space is provided for a one bedroom house, when in reality, it is more than likely to be occupied by a two car household which would then leave no provision for visitors on a permanent basis. If as we suggest, the footprint size and general position is used as the basis for a replacement dwelling, the parking could be arranged more discretely, rather than as a dominating 'car park' which adversely affects the setting of the conservation area

We note that the Highways officers comments but respectfully would like to ask that our local knowledge is given due consideration.

In Conclusion

The Parish Council cannot support this application and hopes the points laid out, especially in relation to the Character of the Village and the impact on the Conservation area.

We would be interested to see plans for a semi-detached property utilising the existing footprint, but with a 2nd story and appropriate roof pitch in keeping with the surrounding properties

This application has always tried to maximise square-footage for more properties over trying to 'fit' within a characterful location, and we urge further compromise