

MINUTE ANNEX

APPENDIX A

ITEM 14.6 – (13/02372/OUT) – 63 WILLETT WAY, PETTS WOOD

REPRESENTATIONS SUBMITTED BY

WARD MEMBER, COUNCILLOR DOUGLAS AULD

In addressing you this evening I have the total support of my Ward Colleagues, Councillors Simon Fawthrop and Tony Owen.

63 Willett Way is situated in the Petts Wood Area of Special Residential Character (ASRC). Policy H10 of the Unitary Development Plan (UDP) states that applications for development in ASRC will be required to respect and compliment the established and individual qualities of the individual areas.

Petts Wood ASRC is one of the areas designated by the Council where it considers that unsympathetic redevelopment would threaten the established character and residential amenity. The Council will seek to protect the environmental character of these Areas by requiring proposals to have regard to the special development criteria set out in Appendix 1 of the UDP.

The original plans for Petts Wood date from the late 1920's and early 1930's. The houses within the ASRC were built over a number of years, in a number of similar though varied styles. However the layout of the roads and plot sizes were established in an overall pattern. Today the layout remains largely intact with remarkably few infill developments. What is proposed here with two very large detached houses on the plot represents infill.

Involving in a discussion over the details of the application risks masking or missing this overriding objection to the application.

In the UDP under general guidelines when considering applications for new development in an ASRC it is stated the Council will pay particular regard to Policy H11 (overlooked by the writer of the report before you) included in Development Control guidelines for such Areas are:-

- i) developments likely to erode the individual quality and character of the ASRC will be resisted and
- ii) backland development will not be permitted.

I would say that this proposal is clearly akin to backland development.

The houses in Willett Way were indeed built in the period mentioned. The layout of the Area including streets and plot sizes were designed by Bernard Scrubby following the principle of a garden suburb. The overall objective of

that scheme was spaciousness and openness creating in parts an oasis among the houses which were built. Certainly if this application is successful the open views seen looking through the site would be seriously restricted.

There is a large Church set in generous grounds immediately to the left of the application site and a second large Church again with a generous foreground across Willett Way diagonally to the right. Putting these areas of spaciousness together with the generous plot sizes in the vicinity one can see that Bernard Scrubby's vision of the 1930's is in fact in place.

An Appeal Inspector would surely give considerable weight to the integrity of the garden suburb design and the layout of the plots and I say this on the basis that this application amounts to the sub-division of the plot, is out of character with the area and is therefore inappropriate development.

In January this year an appeal was dismissed relating to a part one/part two storey side extension to a semi detached house in nearby West Way which is also situated in the Petts Wood ASRC. Among the reasons he gave for dismissing the appeal the Inspector noted the appeal property was indeed within the ASRC, that the original layout remained largely intact and that UDP Policy H10 requires development in an ASRC to respect and compliment its established and individual qualities.

Members you will note near the bottom of page 41 of the report before you that an application for a part one/two storey side extension to this existing house on this site was refused. Part of the grounds for refusal being that it would have been harmful to the appearance of the existing property and to the visual amenities of the area, contrary to Policies BE1 and H8 of the UDP.

This application goes much further than the one which was refused.

I started by making mention of the Petts Wood ASRC and I will conclude by again doing so.

Two points:-

- a) What do you think an ASRC stands for? Is it just a title or does it have some meaning?
- b) If permission is granted tonight what message are you sending to other residents in the ASRC with large gardens? Would a precedent be set?

I ask the Committee to refuse the applications on the grounds that it is out of character to area, would have a detrimental affect on the area and is therefore inappropriate development contrary to UDP policies BE1, H10 and H11.