

Sheila Harris

From: Andrew Morrison
Sent: 05 March 2019 15:47
To: nigel.abbott
Cc: 'Howard James'
Subject: RE: DM/19/0326 The Royal Oak, Crawley Down
Attachments: Scanned from a Xerox Multifunction Device (8).pdf

Dear Nigel

Apologies for the delay. Please note that this enquiry has been given a different reference than those previous.

I do not intend to issue a full response again on the basis that much of that set out previously in relation to the various relevant issues/ considerations (see my email of 4 September 2018) is equally applicable to the latest revised scheme. I will instead provide officer's advice solely in relation to those design and layout changes made from the previous pre-application scheme, whilst I will also respond to the four questions at the end of your letter of 28 January 2019. I trust that this is acceptable.

Design/layout revisions

Will Dorman, the Council's Urban Designer, has provided the following comments on the latest scheme submitted on 28 January 2019:

There have been a couple of positive changes in terms of the extended pub / dining area, and the introduction of a recessed bay that provides some punctuation between the proposed Station Road elevation and the existing building.

The current proposal in other respects is little different from before, therefore my previous comments are still largely relevant. In particular neither front elevation sits comfortably with the existing building, and both need to be more subordinate and work better with the pub building. On the Burleigh Way frontage, the substantial gabled bays and projecting balconies are alien elements that loom too large. I also have concerns about the prominence/heaviness of the gable-topped dormers on both elevations. The Station Road elevation also suffers from a crowded façade, inconsistent door designs and the incongruous projecting balcony.

The dining terrace is clumsily designed and poorly coordinated with the Burleigh Way façade and untidily sticks-out in relation to the residential threshold; the proximity of the terrace to the adjacent flats is also likely to impact adversely on residential amenity. As previously advised the grassed threshold provides a better spilling out space for the pub.

I agree with Will about the two positive changes and in addition welcome the increased separation distance between the first floor over undercroft to the northern boundary with the adjacent dwelling.

However I also share his observations about the disappointing lack of substantive changes to the BW and SR elevations both in scale and design terms; indeed in my view the introduction of the dining terrace has taken the scheme backwards in respect of design merit. I would further observe that on BW there is now a unconvincing inconsistency to the projection of the first floor balconies beyond the façade. On both BW and SR the punctuation of the extensions is now undermined by the incompatible use of an short/barn hip roof feature.

It is noted that the roof plan is missing the flat roof linking the two north facing dormer on the eastern end of the BW extension. Whilst this north elevation is less prominent, it is nevertheless considered that the flat roof – pitched roof dormer combination elements are unwieldy in appearance.

An external dining terrace for the pub located immediately below and adjoining to flats would be inappropriate in relation to residential amenity. In respect of flat 8 the living space is unduly small, with this limited space

furthermore suffering from restricted headroom in part. The use of a clear north facing dormer window as indicated is also not appropriate giving the potential overlooking of the neighbouring property.

Questions

1) Will is (quite understandably) of the view that the scheme has not been sufficiently revised such to overcome his criticisms. As a Case Officer, I cannot foresee supporting an application all the while there is a well-reasoned objection in design terms from the Council's specialist on this matter, particularly given that in my judgment there is potential for this objection to be removed should the applicant be prepared to compromise in a more meaningful manner (with particular reference to the second floor). With this in mind I am attaching a sketch overlay which is considered to be a more appropriate approach.

2) It is unclear to me on what logical basis the Parish Council and Save The Royal Oak campaign group consider a viability assessment to be necessary (in light of the nature of the proposal). Were this to be prepared, what would the likely structure and content of such an assessment be?

Ultimately the submission of a viability assessment is not a validation requirement. It is therefore a matter for the applicant as to whether they consider such an assessment would be beneficial to their application. I cannot anticipate the content of objections received in relation to the absence of such an assessment.

3) I continue to be of the view that the level of parking provision (1 space per flat) could be deemed acceptable in this case given the site's constraints and its accessibility.

4) A Statement of Community Involvement would not be a validation requirement

(<https://www.midsussex.gov.uk/media/1976/validation-criteria-for-planning-applications.pdf>). It is therefore a matter for the applicant as to whether they consider such a Statement would be beneficial to their application. I would though encourage the submission of this given the discussions which have / continue to take place.

Finally, whilst I am not aware of a likely timescale for the submission of an application, for courtesy please do note that I am taking a sabbatical from early May – mid August this year. As such I will not be dealing with the application unless it is to be submitted no earlier than early August.

The views expressed in this email and at our meeting are at officer level only and do not prejudice the Council from making whatever decision it considered appropriate on any application subsequently submitted.

I trust this information is of assistance.

Regards

Andrew Morrison MTCP (Hons) MRTPI
Senior Planning Officer
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- SAVE A TREE Only print this email if absolutely necessary

From: nigel.abbott [mailto:nigel.abbott@wyg.com]
Sent: 04 March 2019 17:58
To: Andrew Morrison
Cc: 'Howard James'
Subject: RE: DM/18/2834 The Royal Oak, Crawley Down

Dear Andrew,

Can you please advise when we may expect your formal pre-application written advice.

Kind regards

Nigel

Nigel Abbott

Director - Planning

WYG

11th Floor, 1 Angel Court, London, EC2R 7HJ

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From: Andrew Morrison <Andrew.Morrison@midsussex.gov.uk>

Sent: 22 February 2019 16:25

To: nigel.abbott <nigel.abbott@wyg.com>

Cc: 'Howard James' <Howard.James@cluttons.com>

Subject: RE: DM/18/2834 The Royal Oak, Crawley Down

Dear Nigel,

My apologies for the delay, however I will not be in position to issue a response for a further week.

Regards

Andrew Morrison MTCP (Hons) MRTPI

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477458

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From: Andrew Morrison
Sent: 06 February 2019 14:36
To: 'nigel.abbott'
Cc: 'Howard James'
Subject: RE: DM/18/2834 The Royal Oak, Crawley Down

Hi Nigel,

Yes it has been received. Will has some upcoming annual leave, so with that in mind a realistic reply by date is 22 February.

Regards

Andrew Morrison MTCP (Hons) MRTPI
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From: nigel.abbott [<mailto:nigel.abbott@wyg.com>]
Sent: 04 February 2019 18:22
To: Andrew Morrison
Cc: 'Howard James'
Subject: RE: DM/18/2834 The Royal Oak, Crawley Down

Andrew,

Can I just check that the pre-application advice request has been received as I have not had any acknowledgement at all from the Council.

Kind regards

Nigel

Nigel Abbott
Director - Planning

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From: nigel.abbott
Sent: 28 January 2019 10:18
To: Andrew Morrison <Andrew.Morrison@midsussex.gov.uk>
Cc: Howard James <Howard.James@cluttons.com>
Subject: RE: DM/18/2834 The Royal Oak, Crawley Down

Andrew,

The formal pre-app request has been submitted on-line this morning.

Kind regards

Nigel

Nigel Abbott
Director - Planning

WYG

11th Floor, 1 Angel Court, London, EC2R 7HJ

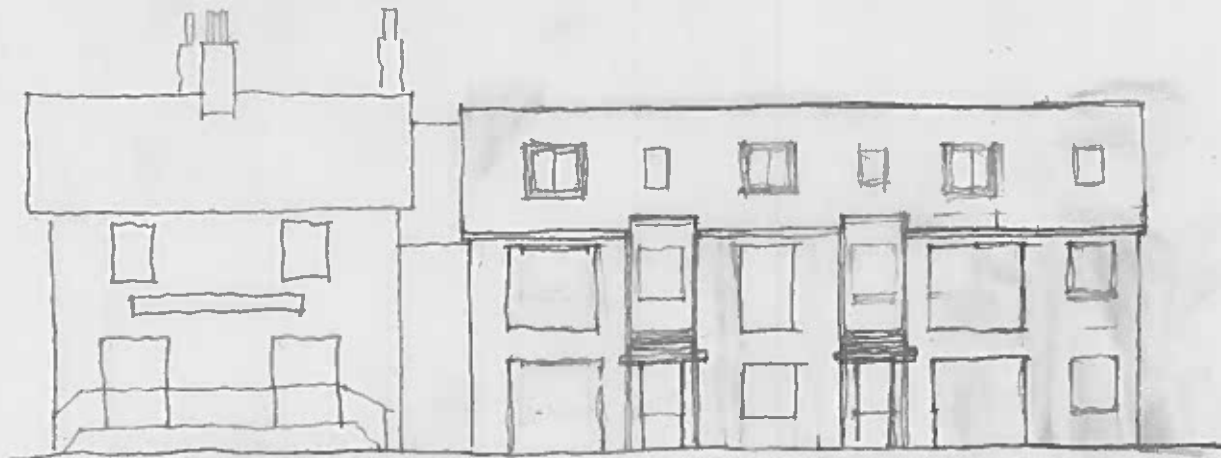
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WD OVERLAY
8/8/18