



Pre-App Report

Appraisal











MASS
Reports




Application Address

Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area
-  Access to Site

Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

Plot Boundary

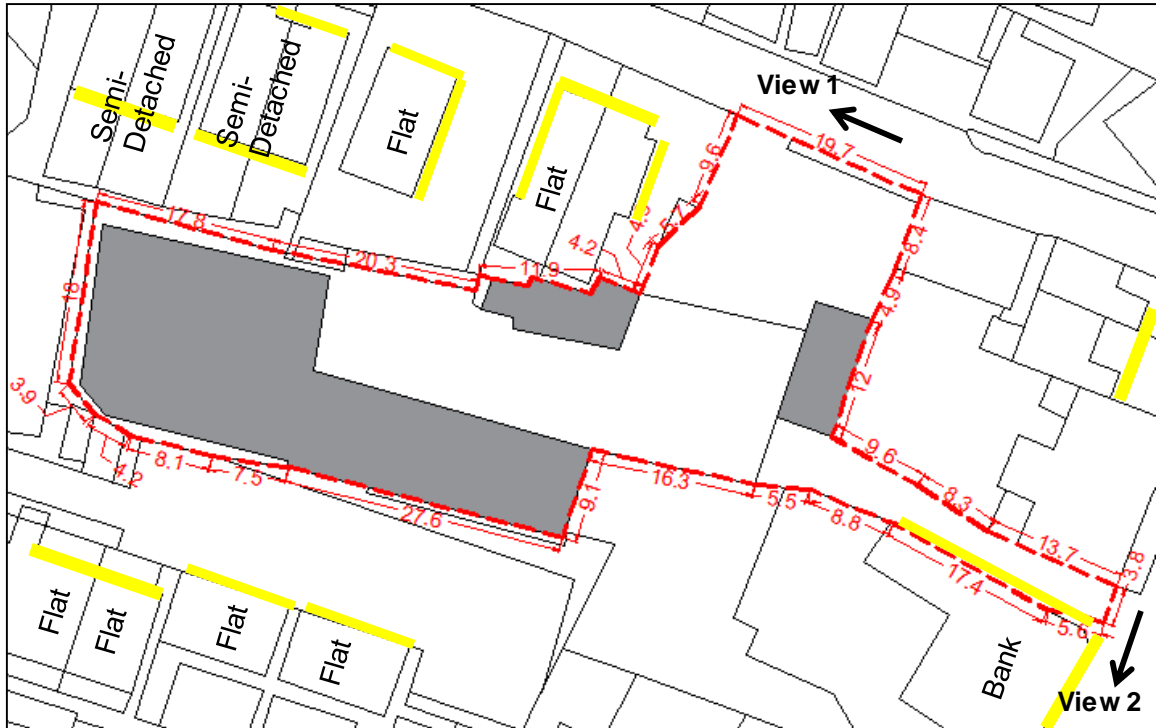


Plot Area ~ 0.491 acres (21388 sqft/ 1987 sqm)

Local Authority:



Plot Area Statistics and Surroundings



Plot area 21388 sqft (1987 sqm)

Building Footprint 8,676 sqft (806 sqm)

--- Plot boundary

Existing Building

Windows

The existing property is under workshop usage and most of the building on this road are two storeyed.

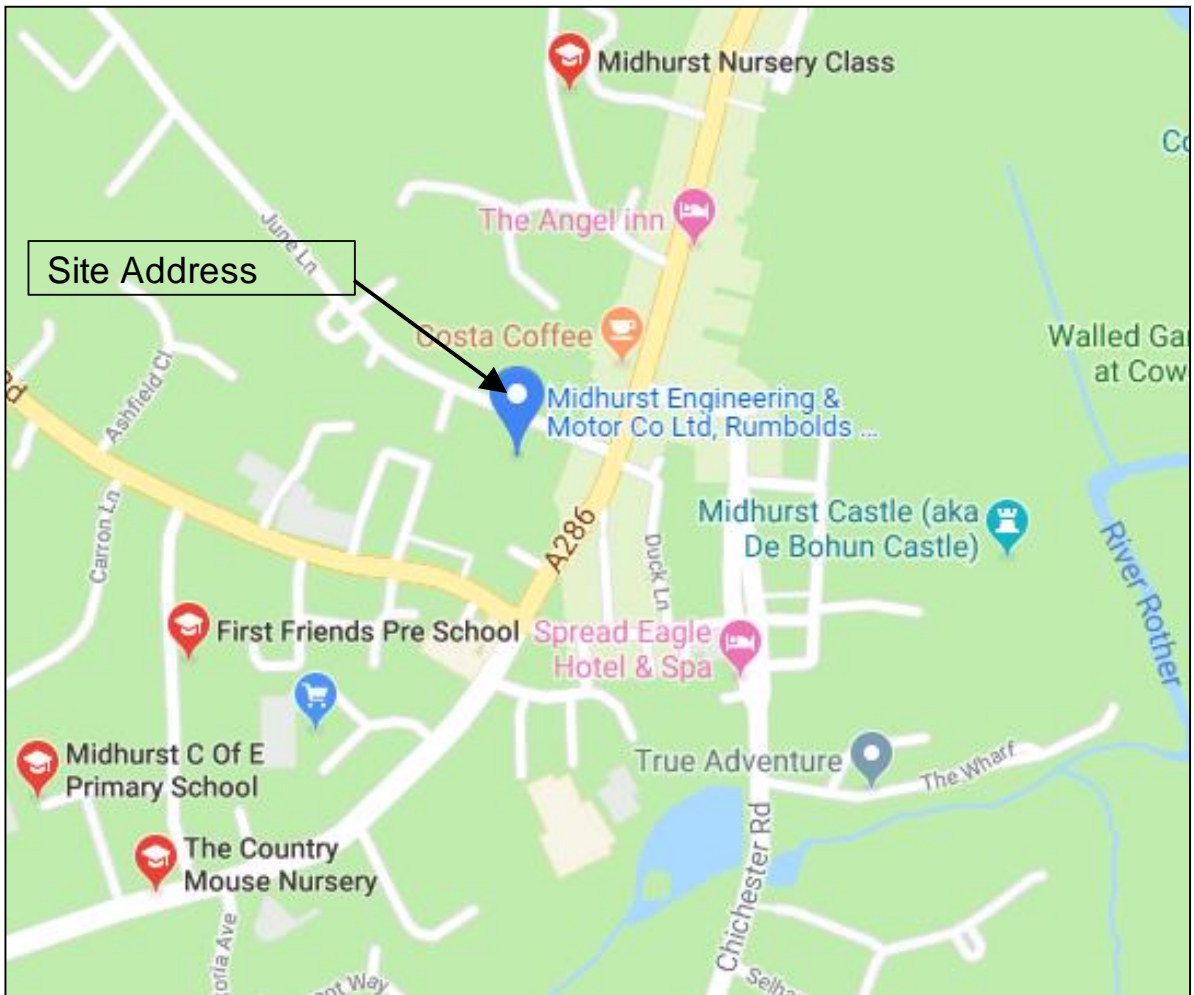


Population Statistics

Radius	Population	Households
100m	170	73
250m	696	389
500m	1571	843
750m	2842	1494
1km	4056	2038



Facilities Nearby



The map above shows nearby school locations, for more information click the links below



[Train Stations](#)



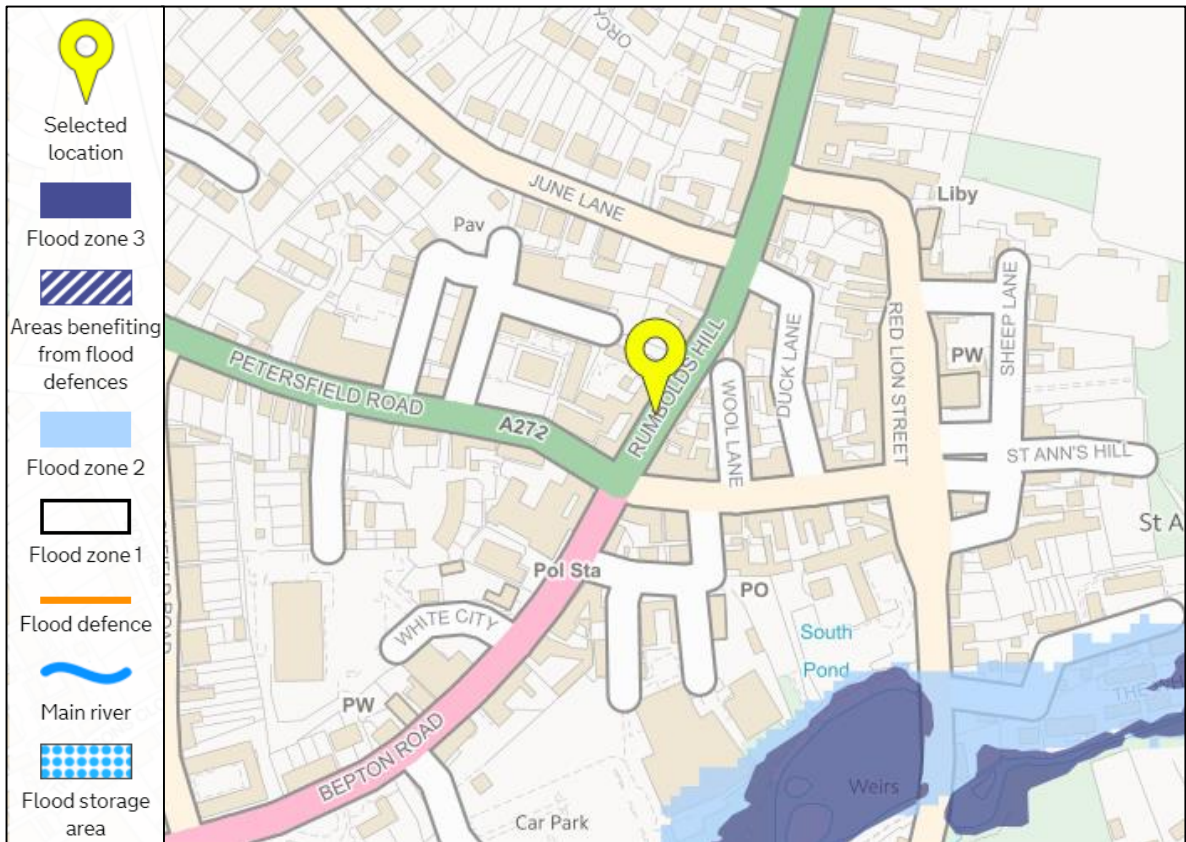
[Bus Stops](#)



[Schools](#)



Planning Constraints



- **Flooding**

The plot location does not come in flood zone

- **Environmental**

Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)

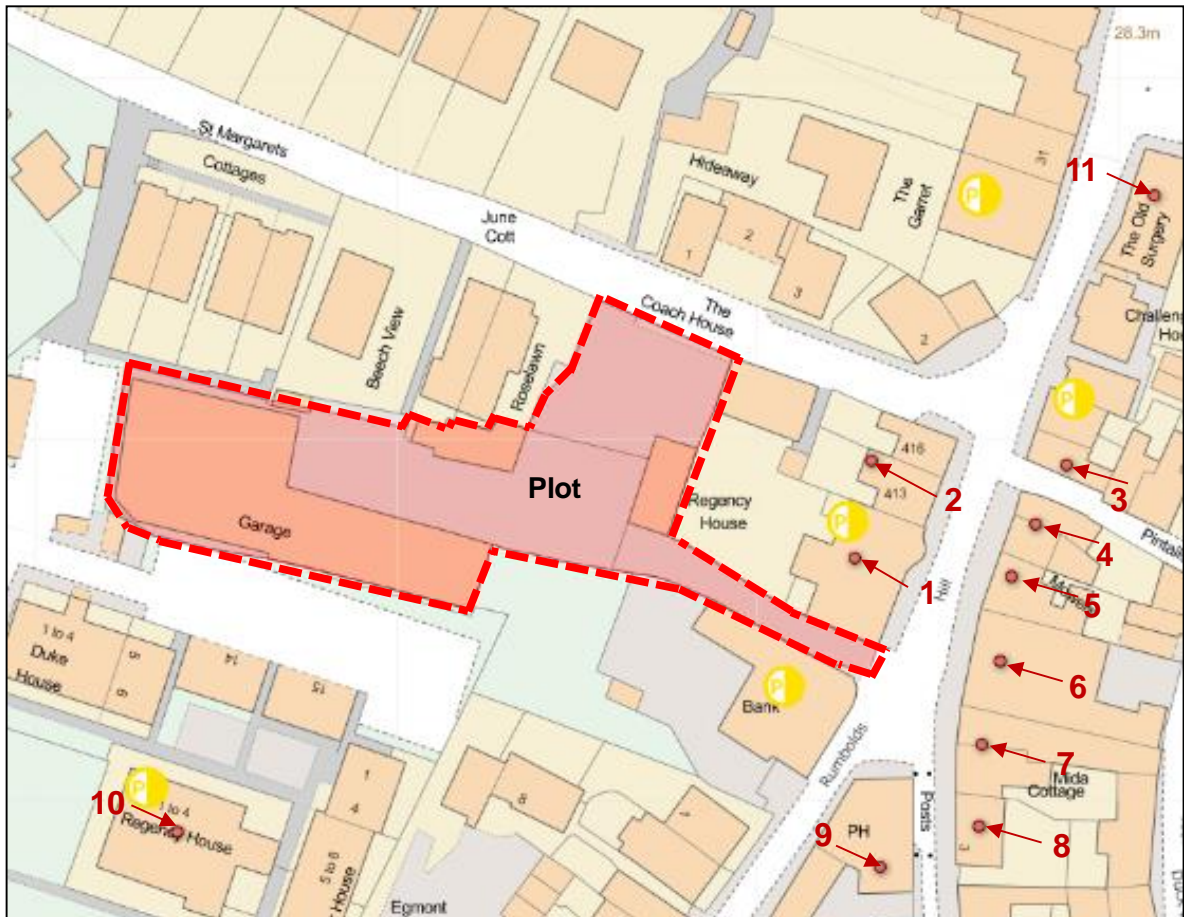
- **Planning Application**

No history

- **Tree preservation Order (TPO)**

Not in TPO

Listed Buildings

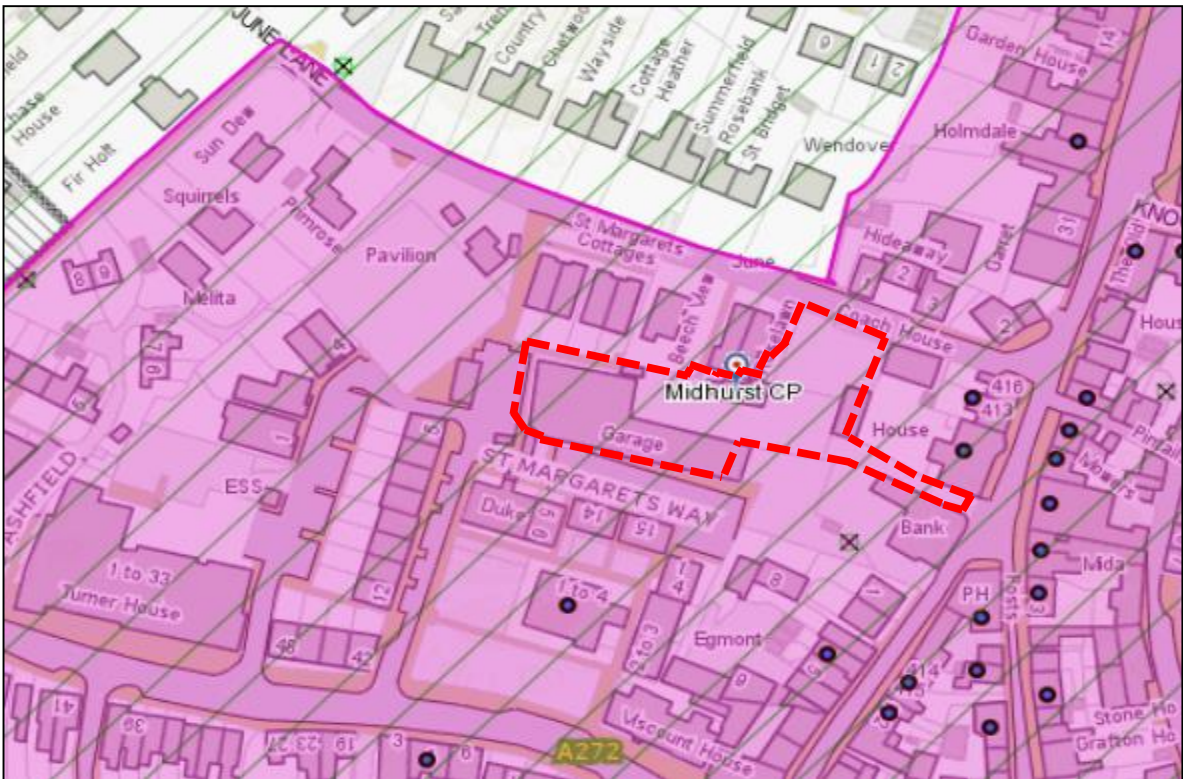


Property is not a listed building but there are Listed buildings within 100 m.

S.No.	Building Name	Grade	Link
1	Regency House	II	Click here for details
2	413 and 416, Rumbold's Hill	II	Click here for details
3	Rumbold's House Sussex County Building Society	II	Click here for details
4	E J Tones Regency Building Society	II	Click here for details
5	Knight Insurance (Midhurst) The Alliance and Leicester Building Society	II	Click here for details

S.No.	Building Name	Grade	Link
6	Asha Tandoori Restaurant	II	Click here for details
7	Premises Occupied By Lamb and Glue Electrical Contractor	II	Click here for details
8	3, Wool Lane	II	Click here for details
9	The Wheatsheaf Inn	II	Click here for details
10	Former St Margaret's Convent School	II	Click here for details
11	The Old Surgery	II	Click here for details

Planning Constraints



- **Conservation Area**



The property lies in conservation area

- **National Park**



The property lies in South Down National Park Authority.

- **Plot boundary**



South Downs National Park Policies

The National Park purposes are:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public The National Park Authority also has a duty when carrying out the purposes: To seek to foster the economic and social well-being of the local communities within the National Park In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes. Where there is an irreconcilable conflict between the statutory purposes, statute requires The Sandford Principle to be applied and the first purpose of the National Park will be given priority

Development Management Policy SD15: Conservation Areas

1. Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided on the following matters:
 - a) The relevant conservation area appraisal and management plan;
 - b) Overall settlement layout and relationship to established landscape setting;
 - c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;
 - d) Distinctive character zones within the settlement;
 - e) Mix of building types and uses, if significant to the historic evolution of the settlement;
 - f) Use of locally distinctive building materials, styles or techniques;
 - g) Historic elevation features including fenestration, or shop fronts, where applicable;
 - h) Significant trees, landscape features, boundary treatments, open space, and focal points; and
 - i) Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area.
2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:
 - a) The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and
 - b) The replacement would make an equal or greater contribution to the character and appearance of the conservation area.

[Click here for South Down National Park Policies](#)

Local Policies

Strategic Policy SD27 Mix of Homes

1. Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix.
 - a) Proposals for affordable housing delivered as part of a market housing scheme should provide the following approximate mix of units:
 - 1 bedroom dwellings: 35%*
 - 2 bedroom dwellings: 35%
 - 3 bedroom dwellings: 25%
 - 4 bedroom dwellings: 5%
 - b) Proposals for market housing should provide the following mix of units:
 - 1 bedroom dwellings: at least 10%
 - 2 bedroom dwellings: at least 40%
 - 3 bedroom dwellings: at least 40%
 - 4+ bedroom dwellings: up to 10%
2. Planning permission will be granted for an alternative mix provided that:
 - a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs; or
 - b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.
3. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult home care requirements. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.

*1 bedroom affordable dwellings may be substituted with 2 bedroom affordable dwellings

Conservation Area Consent is required for the total demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;

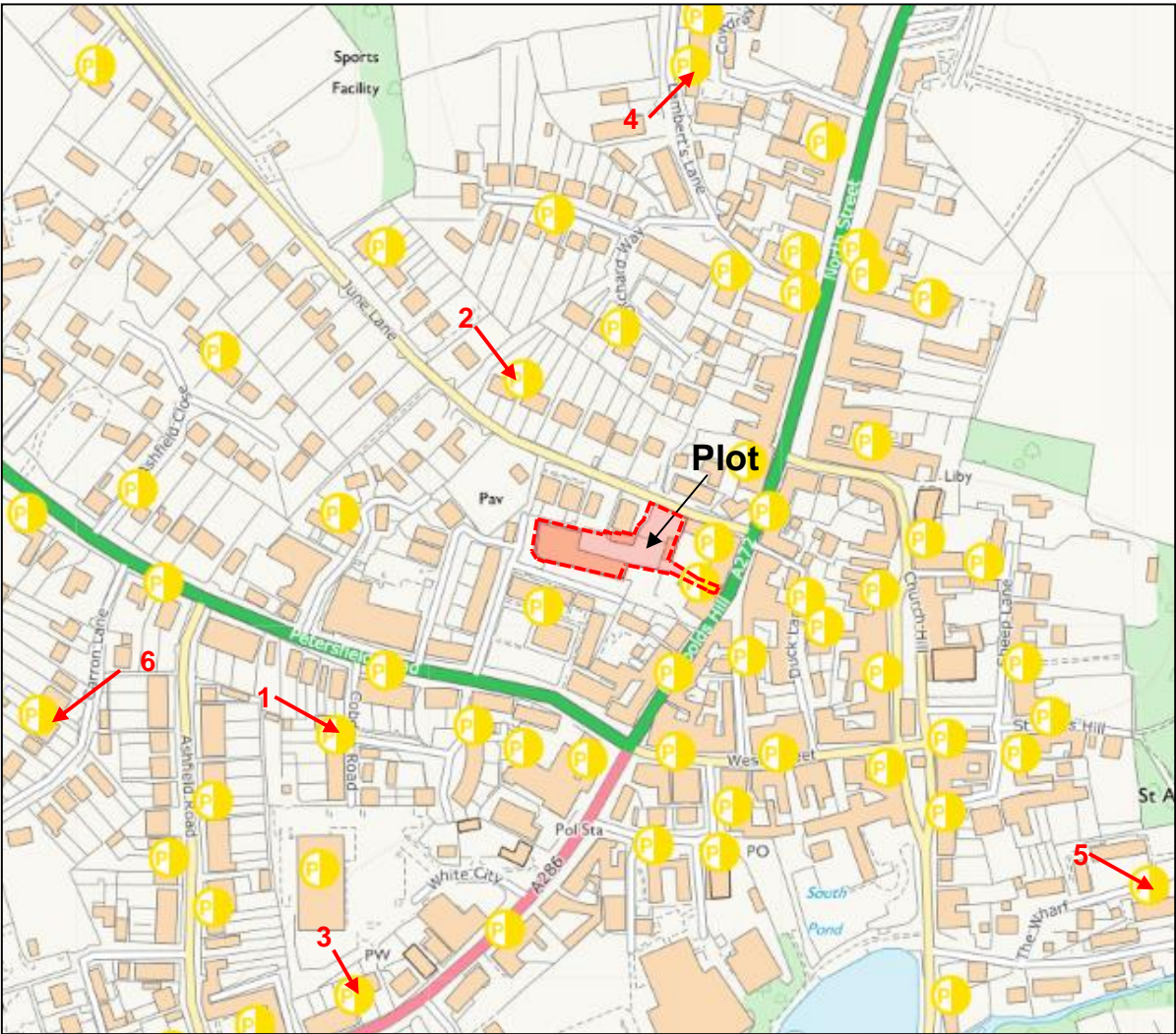
NEW DEVELOPMENT WITHIN THE CONSERVATION AREA

Where new development is proposed within the conservation area, or in areas that would have an impact on the setting of the conservation area, this character appraisal should assist with the development of proposals that accord with building patterns and characteristics.

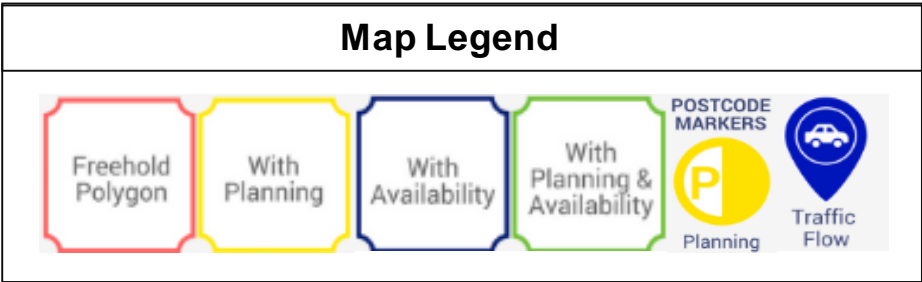
New development should relate to its context in terms of the relationship between the building and the street, its position and relationship to its plot, scale, massing, form, roof type and pitch, fenestration pattern, traditional detailing and use of local materials. The use of non-traditional materials such as uPVC windows and doors, plastic gutters.

[Click here for South Down National Park Policies](#)

Comparable Planning Applications



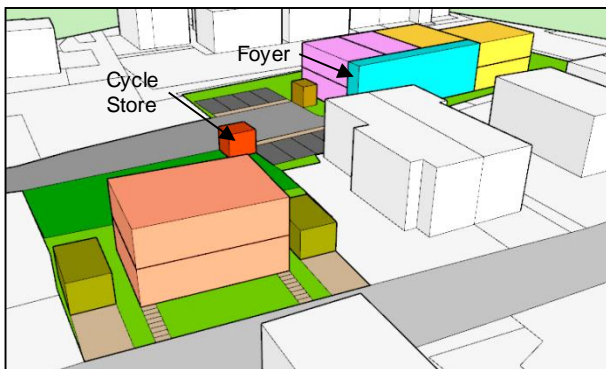
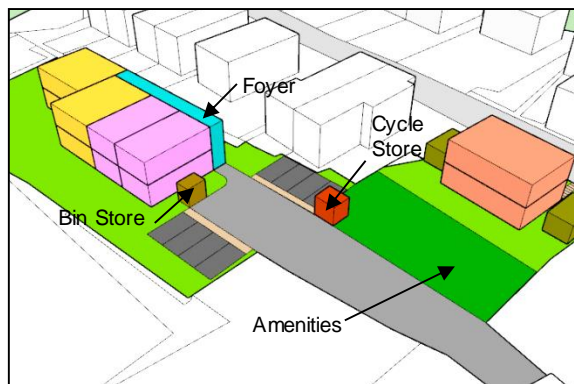
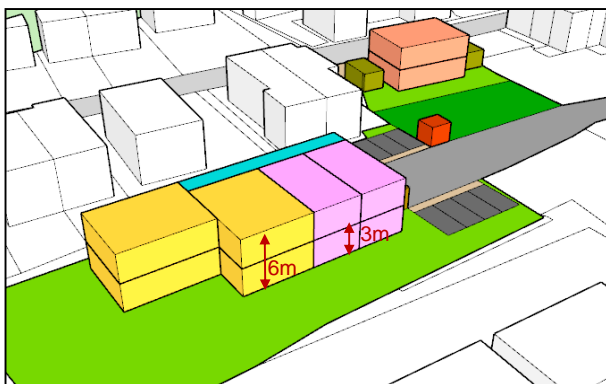
Planning applications since 2000 within 0.31 miles of WSX143249 (Rumbolds Hill, Midhurst)



S.No.	Address	Description	Date	Link to application
1	The Workshop	Permit Complete demolition of existing workshop and construction of a residential dwelling.	05/02/2007	Click here for full planning application
2	Bowling Green	Advice Provided Proposed residential development with 10 no. flats and 1 no. house.	23/05/2018	Click here for full planning application
3	The Grange	Permit With S106 Erection of 16 no. new dwellings with private parking and landscaping.	19/03/2011	Click here for full planning application
4	Land at Lamberts Lane	Advice Provided Redevelopment of site with 29 dwellings.	29/03/2016	Click here for full planning application
5	Simpsons	Advice Provided Change of use from B2 (light Industrial) to C3 residential and the erection of 6 no. flats.	01/06/2018	Click here for full planning application
6	Carron Lane	Advice Provided Erection of three dwellings with associated access, parking and all other associated enabling works.	16/01/2018	Click here for full planning application

Massing Studies

Type 01 – 1, 2 and 3 bed flats



Legend

- 1 Bed flat
- 2 Bed flat
- 3 Bed flat
- Parking
- Bin store
- Cycle store
- Foyer
- Green Area

Total No. of Dwellings – 10

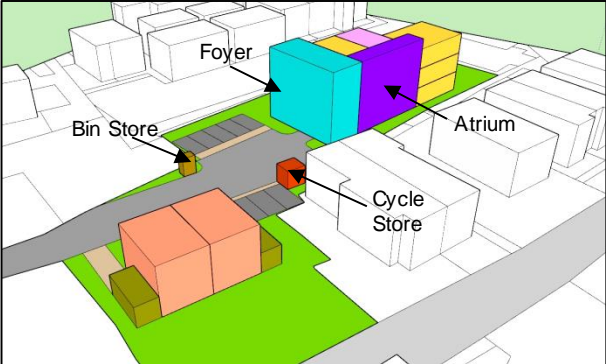
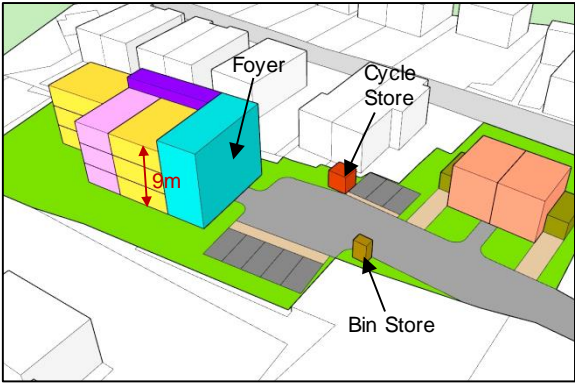
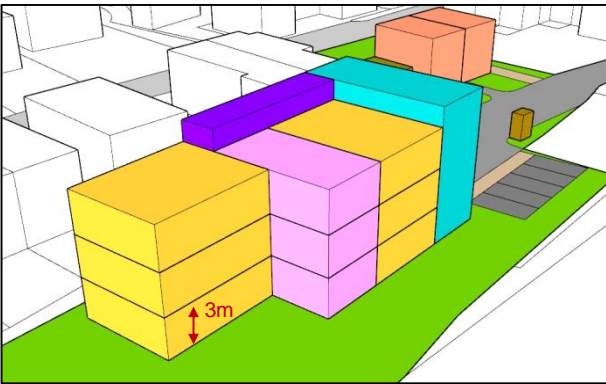
- 1 Bed flats – 04
- 2 Bed flats – 04
- 3 Bed flats – 02
- Open Parking – 08
- Garage – 02
- Habitable rooms – 18

Area Chart

- 1 Bed flats – 538 ft²
- 2 Bed flats – 753 ft²
- 3 Bed flats – 931 ft²
- Garage – 145 ft²
- Footprint – 4211 ft²
- GEA – 8132 ft²

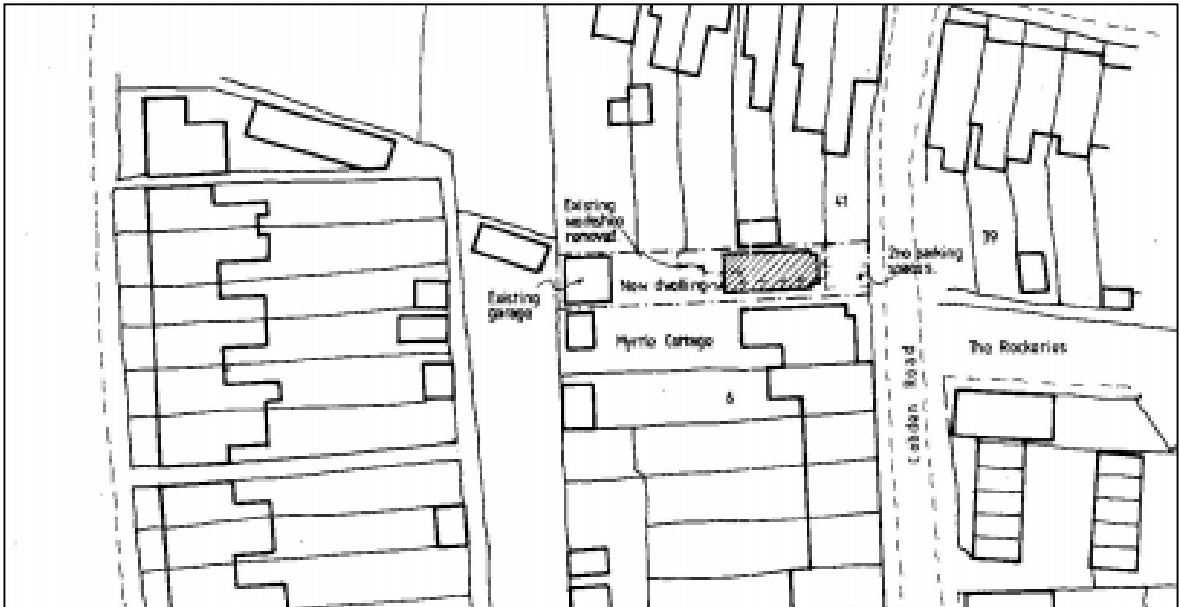


Type 02 – 1, 2 bed flats and 3 bed semi-detached dwellings



Legend		Total No. of Dwellings		Area Chart	
	1 Bed flat	1 Bed flats	– 03	1 Bed flats	– 538 ft ²
	2 Bed dwelling	2 Bed flats	– 06	2 Bed flats	– 753 ft ²
	3 Bed dwelling	3 Bed dwelling	– 02	3 Bed dwelling	– 926 ft ²
	Parking	Garage	– 02	Garage	– 145 ft ²
	Bin store	Open Parking	– 08	Footprint	– 4382.9 ft ²
	Cycle store	Habitable rooms	– 21	GEA	– 11907.84 ft ²
	Foyer				
	Atrium				
	Green Area				

Precedents



[Click here for full planning application](#)



The Precedent precedes the proposed massing, though there is no history of available planning applications.

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