

Land East Of
3 Torton Hill Road
Arundel
West Sussex
BN18 9HF

Design and Access Statement
For Residential Development



Project Ref: 17103
Date: January 2018
Revision A

Land to the East of 3 Torton Hill Road, Arundel, West Sussex, BN18 9HF

1.00 Introduction

This Design and Access Statement has been prepared in support of an Outline Planning Application for a residential development of one dwelling to the east of 3 Torton Hill Road Arundel.

Information illustrating the outline proposals are as follows:

- Drawing 17103: 00.01A – Location Plan and Site/Block Plan As Existing
- Drawing 17103: 02.01 – Site/Block Plan as Proposed
- Drawing 17103: 02.02 – Floor Plans, Roof Plan and Typical Section
- Drawing 17103 02.03 – Elevations
- Drawing 17103 02.04 – Indicative Street View
- Design and Access Statement
- Foul and Surface Water Statement

2.00 Site Description

The application site is located to the east of an existing two storey property named 3 Torton Hill Road, Arundel.

The existing detached property has gardens to all sides, and a garage to the west. The property is bordered by Torton Hill Road to the north, Seden House to the east, Arundel cemetery to the south and 3A Torton Hill Road to the west.

The existing property is constructed generally of brickwork with render at first floor level. The roof is covered with plain tiles with bonnet tiles to hips. Windows are of PVCu.

The site lies to the east of the existing property; it is generally rectangular in shape; with a slope from west to east and of approximately 0.028Ha in area.

With the exception of the cemetery to the south, the site is surrounded by residential properties.

There are no significant trees affected by the proposals. The mature hedge to the north will be cut back to facilitate the new vehicular and pedestrian entrance, but otherwise retained.

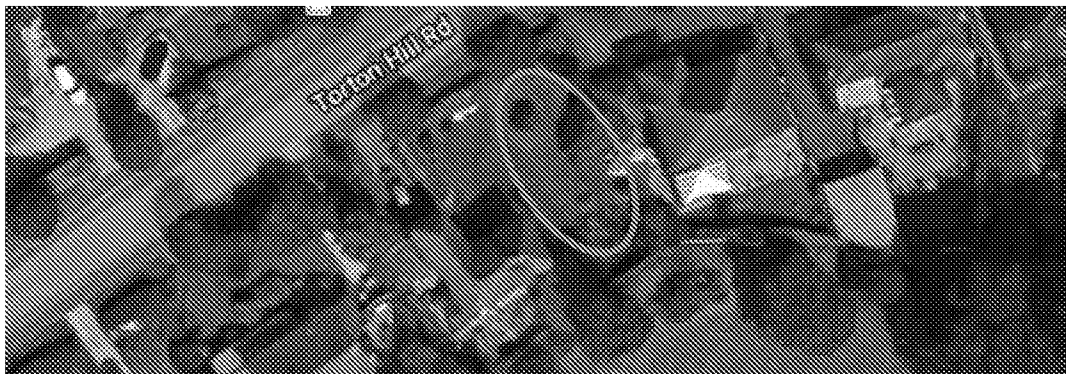


Figure 01: Aerial View of site



Figure 02: The site north boundary from the east



Figure 03: The site north boundary from the west



Figure 04: View of site looking south towards cemetery

3.00 Site History

Planning permission was granted under reference AB/82/12/ for the construction of a three bedroom detached property. The current proposals closely follow the approved scheme.

4.00 Proposed Works

This application proposes the construction of 1 No three bedroom dwelling on the land to the east of 3 Torton Hill Road Arundel.

Car parking will be provided for two cars, plus cycle storage and refuse/re-cycling storage.

Vehicular and pedestrian access to the site will be off Torton Hill Road.

The existing properties within the vicinity of the site vary in size, style and finish. The style and finishes for the new property have been selected from a palette reflecting that variation.

The detached form, plot size and spacing of the property is in harmony with the established character of the immediate area and maintains the pattern and character of the street scene.

Refer to the following documents for further detail of the design proposals:

- Drawing 17103: 00.01A – Location Plan and Site/Block Plan As Existing
- Drawing 17103: 02.01 – Site/Block Plan as Proposed
- Drawing 17103: 02.02 – Floor Plans, Roof Plan and Typical Section
- Drawing 17103 02.03 – Elevations
- Drawing 17103 02.04 – Indicative Street View

5.00 Planning Policy

The Pre-Application advice Reference PAA/143/17/ contained in Appendix A outlines the relevant planning issues and policies relating to the site.

6.00 Planning Considerations

The site is located within the built up area boundary where the principal of development is acceptable.

The proposed dwelling largely follows the same footprint and principles as the previously consented scheme: reference AB/82/12/.

The proposed plot will be comparable with those in the immediate vicinity.

The spacing of the property and finishes used will retain the character of the street scene.

The proposed development will not adversely affect the amenity of the adjacent properties

Amenity space provision accords with that of the immediate area.

Pedestrian and vehicular access is available off Torton Hill Road. Discussions have taken place with Matt Southern, the Highways Steward for the Arun Team at WSCC Highways, who has confirmed that he would support a separate driveway onto the site from Torton Hill Road as proposed.

Parking has been allocated for two cars with secure cycle storage

A refuse and re-cycling storage area has been allocated

The site is in a sustainable location; located within an existing established residential area: within walking distance of Arundel town centre, medical centre, pharmacy and primary schools.

There are good transport links which include railway stations at Arundel and Ford; and a bus stop close to the site.

With regard to ecology: the site is an established and regularly used garden and lawn; offering no potential for protected species on the site.

The site lies within Flood Zone One and therefore the risk of flooding on or adjacent to the site is low.

Refer to supplementary information relating to foul and surface water drainage contained in Appendix C.

The property will be constructed to provide inclusive access in accordance with the requirements of the Building Regulations Approved Document Part M

7.00 Conclusion

The proposed development has been subject of a Pre Application Advise submission and received a positive response. Refer to Appendix A

The proposed new dwelling provides a sustainable and valuable addition to the residential property resource of the Arundel area.

The design, setting and materials use for the new dwelling are in character with existing properties within the surrounding area.

There is no adverse effect on the amenity of adjacent properties

The proposals are in accordance with national and local plan policies.

Appendix A



Richard Vickery
9 Oak End
Arundel
West Sussex
BN18 9JE

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/143/17/

Please ask for: Mr D Easton

01903 737619

13th October 2017

Dear Mr Vickery

Pre-Application Advice

Erection of 1No. dwelling.

Land Adjacent to 3 Torton Hill Road Arundel West Sussex

I write regarding the above matter and your enquiry received on 24th July 2017.

Description Of Proposed Development

From the details submitted it is understood that the proposal consists of the erection of 1 no. 3 bedroom dwelling. This application follows a previous approval under reference AB/82/12/ for the construction of a new dwelling on a similar footprint.

Description Of Site

The application site comprises land to the side of the existing detached dwelling of 2 storeys with gardens to the front, rear and sides. The site is sloping from east to west with the land situated approximately 0.5m above Selden House to the east. The site measures approximately 0.028 hectares in area and there are no trees of any significance affected by your proposal.

Description Of Locality

The character of the locality is predominantly residential and features properties of various designs and styles.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision
Bin Storage
Affordable Housing
Highways, Transport and Parking

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Relevant Planning History

Comment On Site History

Planning permission was previously granted under reference AB/82/12/ for the construction of a 3 bedroom detached property on the site.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN12 GEN2 GEN7	Parking in New Development Built-up Area Boundary The Form of New Development
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality D DM2 Internal Space Standards D DM3 External Space Standards D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) D SP1 Design SD SP2 Built-Up Area Boundary	
Arundel Neighbourhood Plan 2014 POLICY1:	The Presumption in Favour of Sustainable Development	
Arundel Neighbourhood Plan 2014 POLICY 2:	A Spatial Plan for the Town	
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance

Principle

The site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations are deemed to be GEN7 of the Arun District Local Plan; Policies D DM1, D DM2, D DM3 and D DM4 of the emerging Local Plan; and the National Planning Policy Framework.

Design

The proposed dwelling will be situated on largely the same footprint as that previously considered and approved by the Council under reference AB/82/12/. It is considered that the proposed plot will be comparable to those present elsewhere in the immediate locality. It is also considered that the proposal by virtue of its width will retain the established spatial pattern and character of the street scene.

The design of the proposed dwelling is considered to respect the established character of the street scene and appear in keeping with neighbouring development. As such it is considered that the proposal will accord with policy GEN7(ii) of the Arun District Local Plan.

Neighbour Amenity

The proposed dwelling will project forward of 3 Torton Hill Road by approximately 4m but it is not considered to result in any unacceptably adverse overbearing or overshadowing impacts. The proposed dwelling will feature 2 first floor windows on the eastern and western (side) elevations but these will both serve bathrooms and as such a condition restricting these windows to obscurely glazed and non-opening below 1.7m from floor level of the room in which it is installed will prevent any unacceptably adverse harm to the residential amenity of neighbours.

Therefore, it is considered that the proposed dwelling by virtue of its design and location will not

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give rise to any unacceptably adverse harm to residential amenity in accordance with policy GEN7(iv) of the Arun District Local Plan.

Amenity Space Provision

Good design should contribute positively to making places better for people by creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Policy GEN7 of the Arun District Local Plan indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

Policy D DM3 of the emerging Local Plan seeks to secure private outdoor amenity space to ensure a high standard of amenity for future occupiers. The proposed rear garden will measure between 6m and 5m in depth. Whilst, D DM3 seeks secure a rear garden depth of at least 10m it is considered that the proposed garden is in keeping with those of neighbouring properties and will provide sufficient outdoor amenity space. However, it is considered that a condition removing permitted development rights would be required to ensure that this amenity space is retained.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. You are advised to consult with County Highways regarding parking provision/layout, access and visibility splays.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

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Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be recommended for approval.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30 made payable to Arun District Council if not already included in the fee you have already paid.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Foul and Surface Water Drainage Statement
Bin Storage and Collection Provision
Street Scene

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

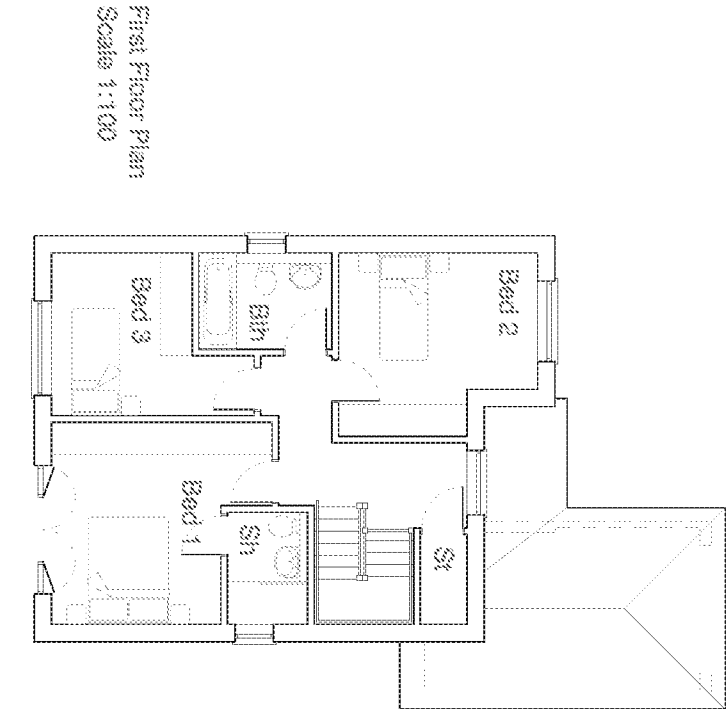
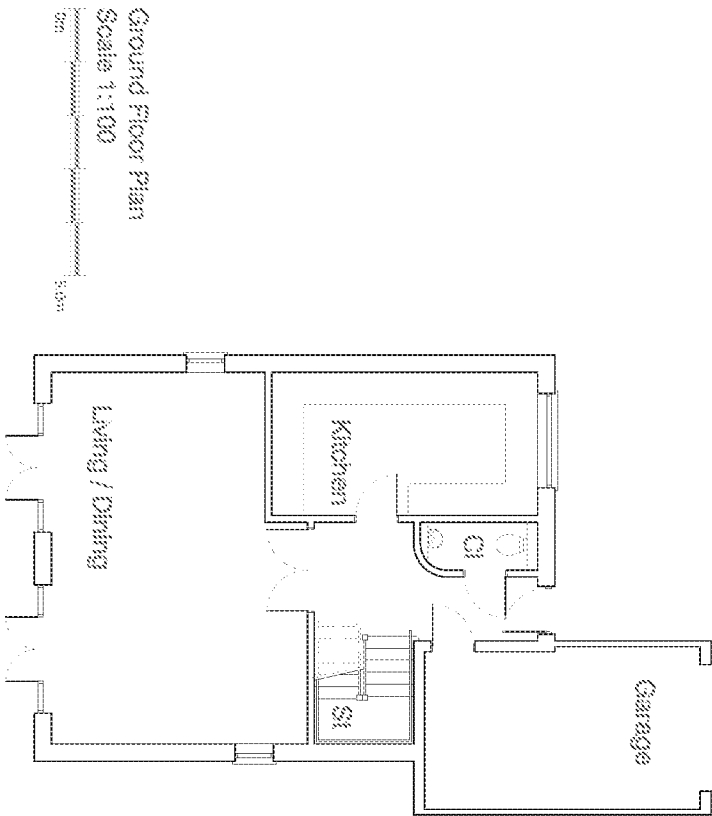
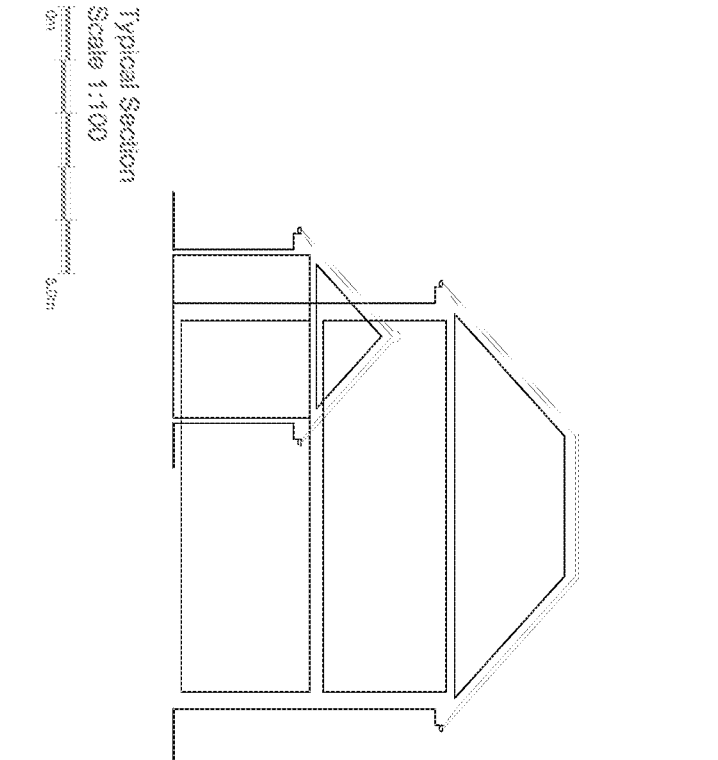
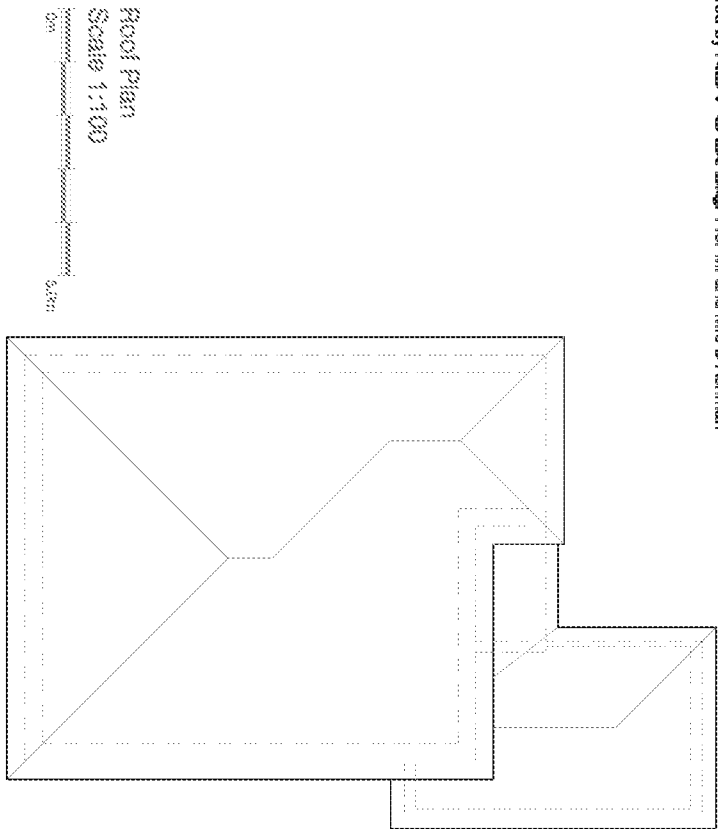
I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning

Appendix B



NOTES

1. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings, or for any loss or damage, whether direct or indirect, arising from the use of the drawings.

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REVISIONS

RDV a Design

9 Oak End | Arundel | West Sussex

TEL: 01243 891404

project

Land Adjacent to:
3 Torton Hill Road
Arundel West Sussex

drawing

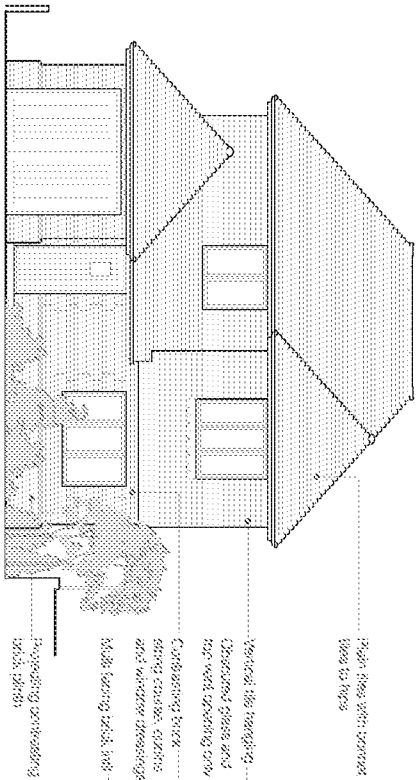
Ground and First Floor Plans,
Roof Plan and Typical Section
As Proposed

scale

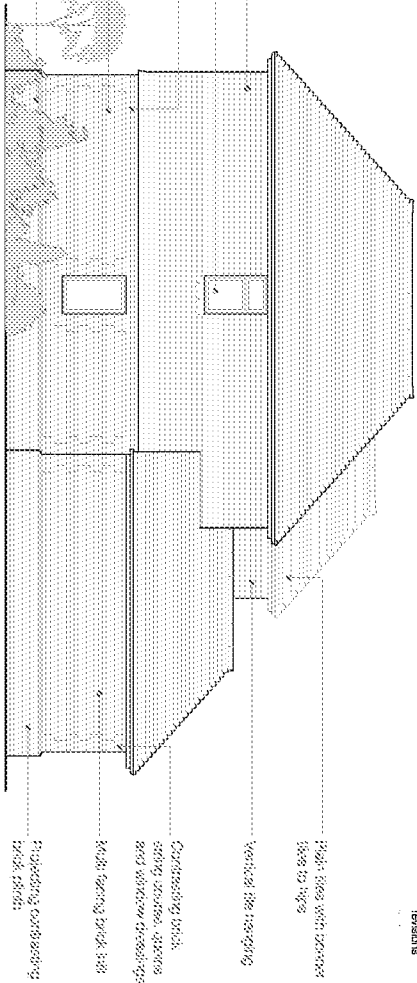
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job no drawing no

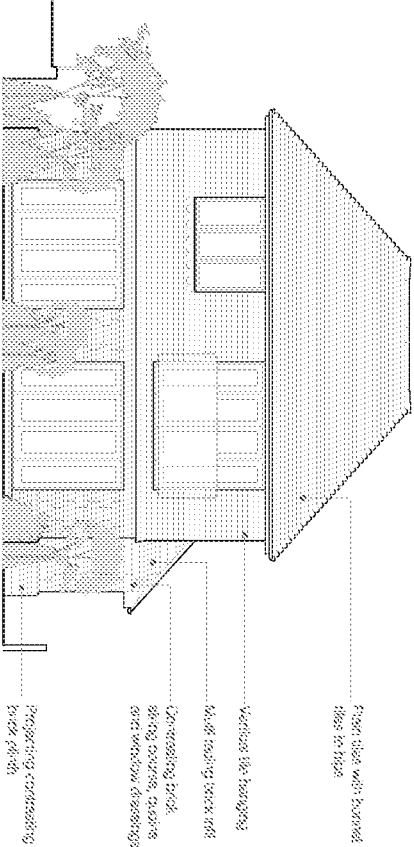
1 17103 02102



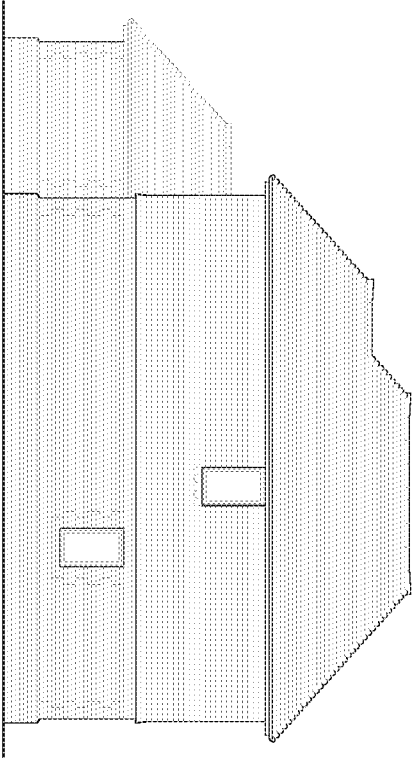
North Elevation Scale 1:100



East Elevation Scale 1:100



South Elevation Scale 1:100



West Elevation Scale 1:100

Notes

1. The drawings are for the proposed development only and are not to be used for any other purpose.
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Revisions

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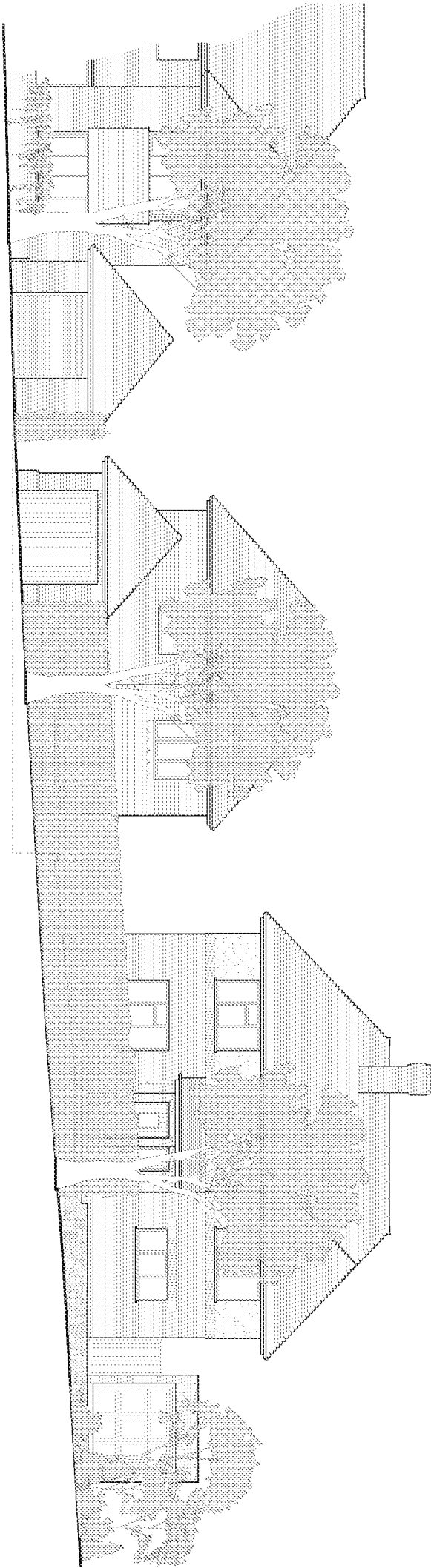
RDV a Design

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Tel: 01243 891413

Land Adjacent to:
3 Torton Hill Road
Arundel West Sussex

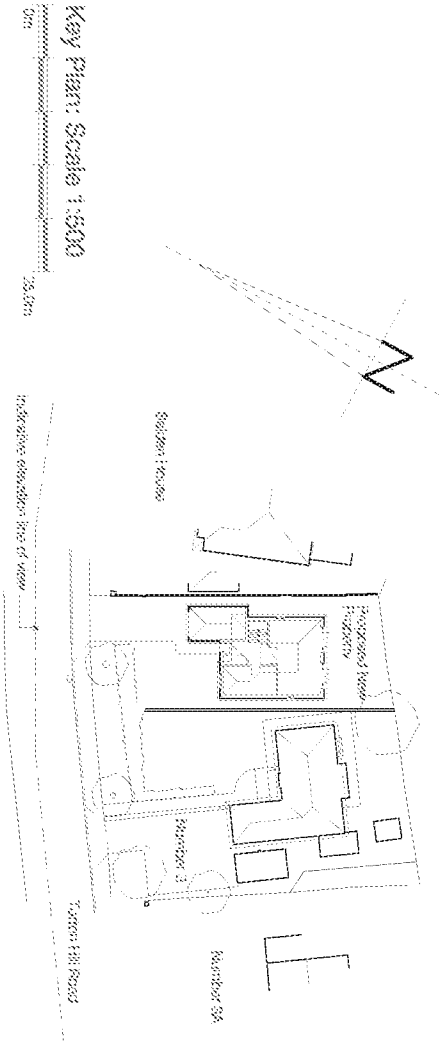
Elevations
As Proposed

scale	date
1:100	January 2018
job no	drawing no
17103	02.03



Indicative Street View Scale 1:100
0m 5.0m

02/01/2018



NOTES
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REVISIONS

RDV a Design

9 Oak End | Arundel | West Sussex

TEL: 01243 891403

project:

Land Adjacent to:

3 Torton Hill Road

Arundel West Sussex

drawing:

Indicative Street View

As Proposed

scale:

1:100

date:

17/03

1

Appendix C

Statement on Flood Risk and Drainage

Drawings

The following drawings are attached to support this report:

Drawing No. 17103/00.01A	Location and Site/Block Plan
Drawing No. 17103/02.01	Site/Block Plan as Proposed

Flood Risk

The site is indicated on the attached Location Plan and is shown to lie in Flood Zone 1 on the Environment Agency's flood map. It is therefore at low risk from both tidal and fluvial flooding. There is a low risk of flooding from all other external sources and the concern with the development of the site is to ensure that adequate foul and surface water drainage systems are provided to protect the site itself from flooding and to ensure that they do not increase the risk of flooding elsewhere.

Foul Water Drainage

There is a private foul water drainage system serving the existing dwelling at No.3 Torton Hill Road to which a connection could be made. The public foul water sewer in Torton Hill Road is a 225mm diameter clayware pipe approximately 2m deep.

Surface Water Drainage

The site is currently 'greenfield' comprising part of the garden to No. 3. There is no public surface water sewer or watercourse available and surface water from the new development will be taken to soakaways.

The local geology comprises Made Ground over Upper Chalk, which can be highly weathered in places. The Made Ground extends to just over 1m below ground level and comprises very variable fill material with clay. A thin layer of natural clay lies above the chalk, which is generally white with some clay and slightly weathered at higher levels.

Percolation testing to BRE 365 principles was undertaken in early February 2018 to determine what form of SuDS solution could be used on the site for the new impermeable areas that will be formed. Percolation rates of 6.521×10^{-6} m/s at depth and 1.489×10^{-4} m/s in the Made Ground were found. No groundwater was encountered during the investigations but subsequent monitoring has shown it to rise to 2.1m below ground level in a deep borehole but up to 1.0m below ground level in a shallow borehole, indicating a perched level here above the clay band.

The proposed development comprises a single new dwelling with associated access and parking. Further groundwater monitoring and percolation testing will need to be carried out in due course but it has been shown that a suitable SuDS system can be designed for this development.

1778-R1
24 February 2018

Robert Clark Associates Ltd
Chartered Civil Engineers

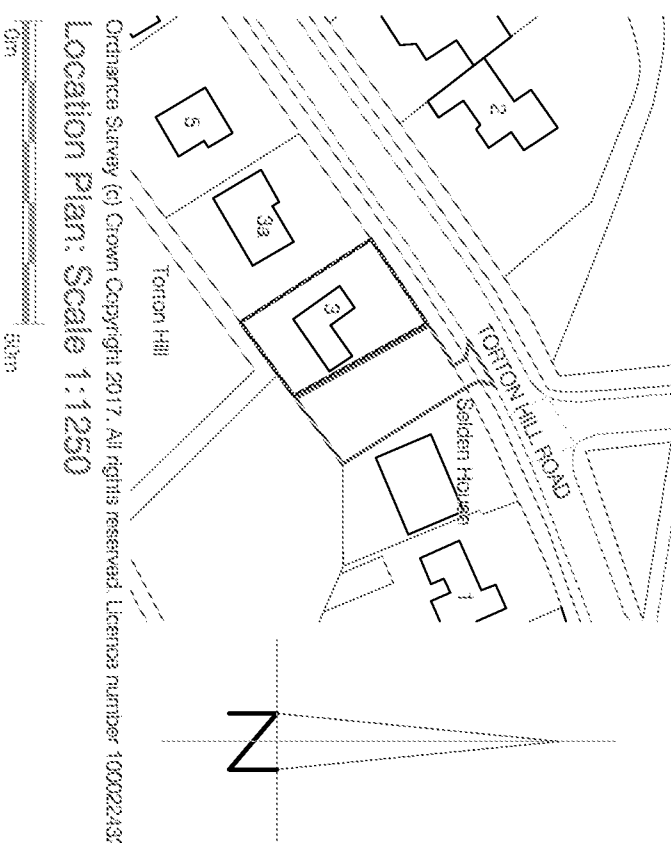
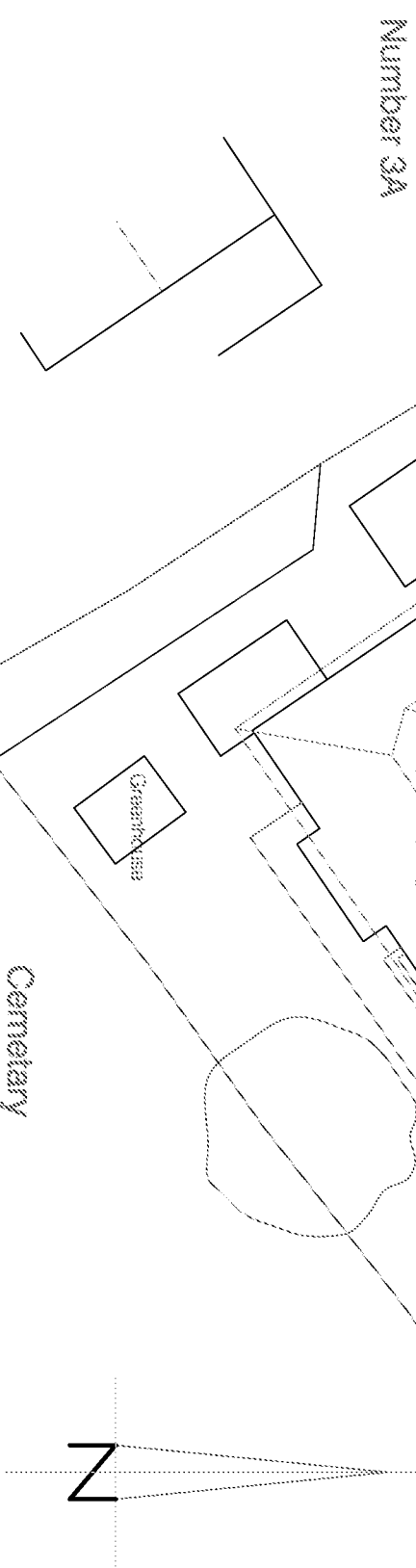
Registered office: Willow Cottage, Herne Lane, Rustington, West Sussex BN16 3EE
Registered in England No. 3894620; VAT No. 750 3527 48

Prepared by **RDV 3 Design** for Mr and Mrs D Ashman

Expenditure is expected to reduce costs due to savings in the support of local authority financing through the 10 to 1500 offices of local government. These offices are likely to be an effective alternative approach.

[illegible]

revisions	
<i>P. phaeocystis</i>	25/03/2018



9 Oak End | Arundel | West Sussex

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project
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.....
drawing

As Existing

1:100  July 2017

17103	00.01
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Prepared by RDV @ Design for Mr and Mrs D Ashman

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 "I would be glad to add my testimony to the support of your highly
 worthy request and to do what I can for you in every way."

•

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Uppercase letter Z is formed by three strokes: a horizontal line at the top, a diagonal line down to the bottom left, and a horizontal line at the bottom.

9 Oak End | Arundel | West Sussex

Tel: 01903 884013

**Land Adjacent to:
3 Torton Hill Road
Arundel West Sussex**

X