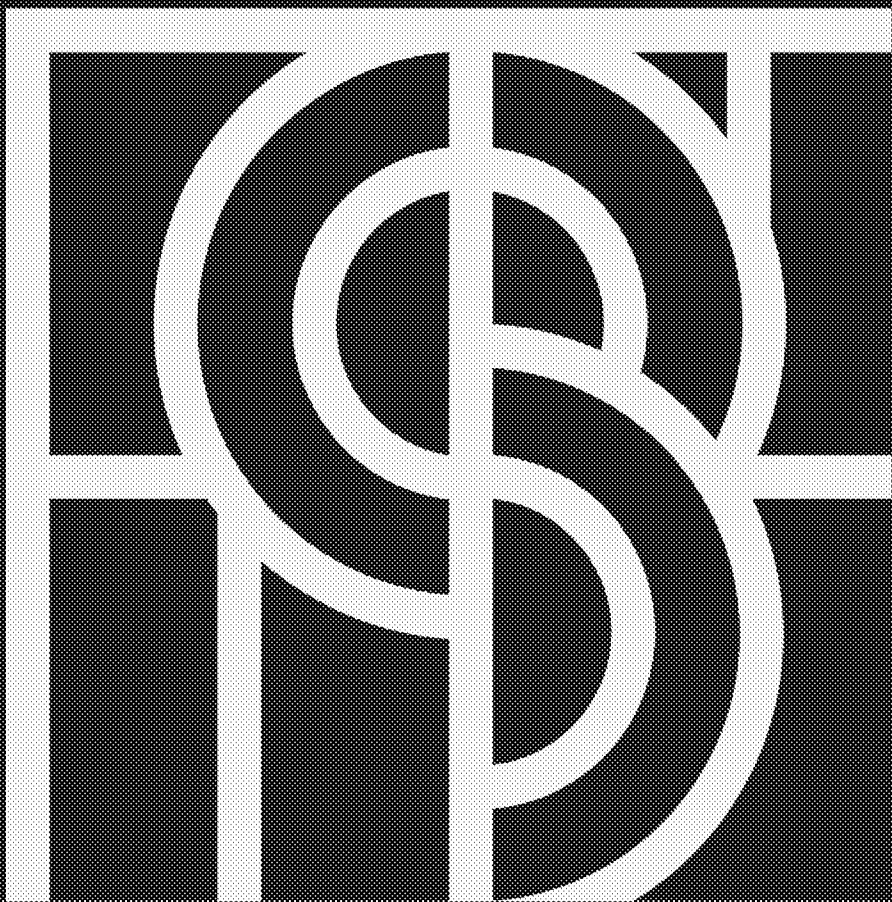


PLANNING DESIGN & ACCESS STATEMENT

New dwelling and associated works

Hanger Down House Priory Lane Arundel BN18 0BG

JANUARY 2025



Planning, Architecture & Land Promotion



RTPI
Royal Town Planning Institute



Smith Simmons & Partners

PLANNING DESIGN & ACCESS STATEMENT

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Planning, Architecture & Land Promotion



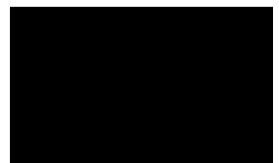
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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a full planning application for the provision of a detached dwelling and associated works within the curtilage of the existing dwelling at Hanger Down House, Priory Lane, Arundel, BN18 0BG.
- 1.2 The application has been prepared with due regard to the character and appearance of the site and the surrounding area; its relationship with existing neighbouring properties and relevant planning policy. Pre-application advice was sought under LA Ref: PAA/94/22 for the construction of a large, detached dwelling in this location and was broadly supportive of the design and scale of the property. The site lies outside of any built-up area boundary and therefore countryside policies apply however, the site is considered to be “previously developed land”, *Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017)* being residential curtilage outside of a settlement boundary. The use of previously developed sites in sustainable locations is supported by policies of the NPPF.
- 1.3 Plans and information submitted in support of the application comprise the following:
- Location Plan, drawing no. 1722/DP01 REV 01 Location Plan
 - Block Plan, drawing no. 1722/DP02 REV 01
 - Proposed Site Plan, drawing no. 1722/DP03 REV 01
 - Proposed Ground Floor Plan, drawing no. 1722/DP04 REV 01
 - Proposed First Floor Plan, drawing no. 1722/DP05 REV 01
 - Proposed Northeast & Northwest Elevations Sheet 1 of 2, drawing no. 1722/DP06 REV 01
 - Proposed Southeast & Southwest Elevations Sheet 2 of 2, drawing no. 1722/DP07 REV 01
 - Existing & Proposed Street Scenes, drawing no. 1722/DP08 REV 01
 - Existing and Proposed Site Sections, drawing no. 1722/DP09 REV01
 - Existing and Proposed Outbuilding Floor Plan and Elevations, drawing no. 1722/DP10 REV01





2.0 THE SITE & SURROUNDINGS

2.1 Hanger Down House is situated within a cluster of semi-rural development accessed via the main Ford Road, south-west of Arundel Town Centre. The existing site comprises a part two/two and a half storey semi-detached dwelling, close to The Priory on the southern side of Priory Lane within a designated countryside location established by Arun Local Plan policy SDSP2. The site lies on the western edge of a cluster of a number of dwellings which include converted farm buildings. The proposal relates to development within the generous curtilage of the existing residential property and as such does not seek to extend the residential curtilage of the existing dwelling.

2.2 The existing property is traditionally built, constructed with materials comprising facing brickwork and painted render, painted timber windows and black aluminium guttering and downpipes under a plain clay roof, featuring exposed rafter feet and brick arched headers. The site features access and hardstanding for the parking of vehicles immediately north of Hanger Down House and a secondary access and gates set into the red brick boundary wall to the site, serving an existing outbuilding. The wider site is maintained as garden and features some mature trees with hedge and tree planting to the south and western boundaries.

2.3 The site is situated to the south of a consented scheme for 90 no. dwellings, associated open space and landscaping consented under LA Ref: AB/135/20/OUT and reserve matters application LA Ref: AB/106/22/RES. This consent serves to extend the Built-Up Area Boundary of Arundel to the south, as far as Priory Lane, see the map included at Figure 3.

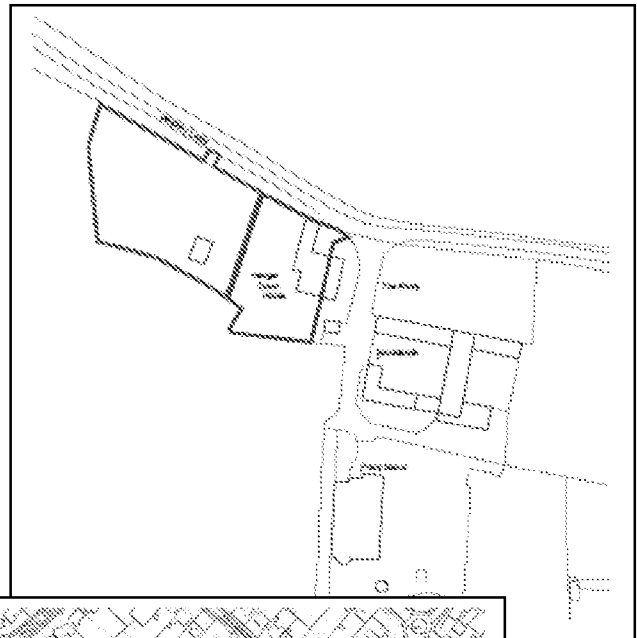
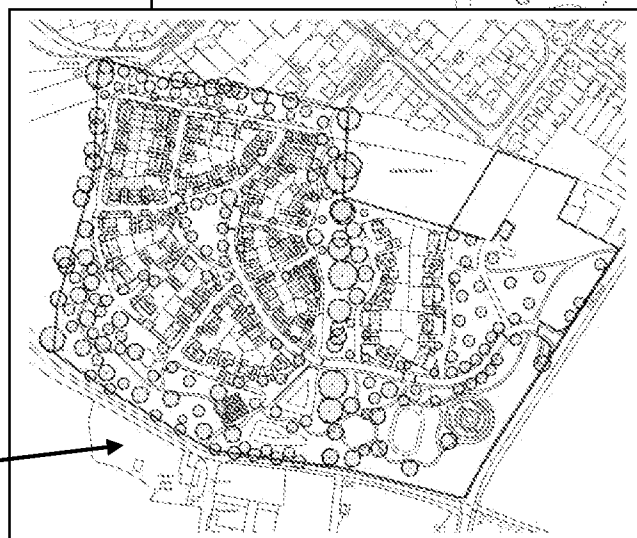


Figure 1. Site area outlined in red (above) and

Figure 2. Extended BUAB in relation to application site AB/106//22/RES



Application site



3.0 PLANNING HISTORY OF THE SITE

- 3.1 The site was the subject of an initial pre-application (LA Ref: PAA/94/22) for a large L-shaped contemporary Dutch barn-style dwelling. There was only limited information submitted with the pre-application enquiry. The response concluded that the proposal would have an inharmonious design which was not reflective of its landscape setting with the harm outweighing the benefits with reference to para 11(d)(ii) of the NPPF. The proposal also lacked detail in relation to the siting of the house.
- 3.2 The site has been the subject of a more recent pre-application enquiry (LA Ref: PAA/19/24) for a traditional style detached two-storey dwelling. With regard to the principle of the development the response from the LPA advised that the dwelling would be a walkable distance to the BUAB as a result of a revised settlement boundary in the Arundel NP to incorporate a 90-housing development directly to the north. An additional housing unit, although small in scale, would contribute social and economic benefits constituting sustainable development and the presumption in favour of sustainable development would be engaged. However, the current Neighbourhood Plan contains policies and allocations to meet the requirement and so para 14 a) and b) of the NPPF apply. The scheme would need to be assessed as to whether "the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits."
- 3.3 The LPA response concluded overall that the adverse impacts of the development would centre around the site being outside the built-up area and in the defined countryside, conflicting with the 'Made' Neighbourhood Plan. The benefits of a single dwelling being provided to boost the 4.17 years of housing land supply was considered minimal and an application for permission would likely be refused. This position would be reviewed once the Neighbourhood Plan was more than 5 years old.
- 3.4 This advice has been fully considered in respect of a planning application submission. Taking the location, design and scale of the dwelling into account it is considered that the benefits of allowing this additional single dwelling within the garden of an existing dwelling would outweigh any adverse impacts. The proposal utilises previously developed land, adjacent to an approved site for 90 no. dwellings and would constitute sustainable development. Further, the Arundel Neighbourhood Plan will be 5 years old in February 2025 and as such the position on housing land will be changing in the short term to allow houses to boost the under supply of houses where policies are not up to date.



4.0 RELEVANT PLANNING POLICIES

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) was updated in December 2024. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers. Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed,
 - or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.2 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 69 requires planning authorities to identify a five-year supply of deliverable sites for housing.

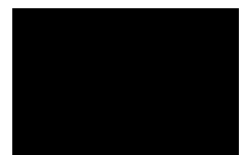
4.3 The importance of maintaining a 5-year housing land supply is set out in section 5 of the NPPF. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 68 requires planning authorities to identify a five-year supply of deliverable sites for housing.

4.4 The Council's most recent 5-year housing land calculation taken from the draft Annual Monitoring Statement dated January 2025 indicates that ADC 5 year Housing land supply has dropped from 4.17 to 3.41 and in this respect the Local Plan is not up to date. The presumption in favour of sustainable development (the tilted balance) is therefore engaged for the proposal with regards to paragraph 11 (Part D) of the NPPF. Applications should only be refused where there are other policies protecting assets or areas of particular importance that provide a clear reason for refusing it or there are other adverse impacts that outweigh the benefits.

4.5 Paragraph 124 states that planning decisions should support the development of under-utilised land, and where available sites could be used more effectively.

4.6 On design, paragraph 135 of the NPPF requires decisions to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;





- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.7 The NPPF refers to previously developed land (PDL). The glossary defines PDL as land, which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- 4.8 The application site is residential garden used in connection with Hanger Down House. The area of land that surrounds the existing dwelling has the appearance of a typical domestic garden. It includes areas of lawn, planted borders, patios and a detached garage and access. The whole garden reads as part of the curtilage to the dwelling and not as an additional area of land that has a different appearance or association with the existing dwelling. The proposal would represent the effective use of land by reusing land that has been previously developed, a Core Planning Principle of the NPPF. Residential curtilage outside a Settlement Boundary is considered to be “previously developed land”, *Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors* [2017] EWCA Civ 141 (14 March 2017). The category of exception only applies to private residential gardens in built up areas.
- 4.9 As set out in the next section of this report dealing with Local and Neighbourhood Plan policy there are no other adverse impacts that outweigh the benefits of the proposal, which will contribute an additional dwelling with no long lead in time to help meet the pressing housing land supply shortfall in the District.

Arun Local Plan 2011-2031

- 4.10 The Arun Local Plan was adopted in July 2018 and identifies the application site being outside the Built-Up Area Boundary. Arun Local Plan (ALP) key policies relevant to the application proposal are policies , CSP1 (Countryside), D SP1 (Design), D DM1 (Aspects of form and design quality), D DM2 (Internal space standards), Policy T SP1 (Transport and Development), Policy ENV DM4 (Protection of trees), ENV DM5 (Development and biodiversity), W DM1 (Water supply and quality), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment) and ECC SP2 (Energy and Climate Change Mitigation). Policy D DM1 states



proposals will be approved providing they have regard to the following criteria: character, appearance, impact on residential amenity, trees and woodland, scale, aspects of form and design quality.

Supplementary Planning Documents

4.11 Arun Parking Standards

This sets out the amount of parking, cycle and electric vehicle charging points expected to be provided.

Arun Design Guide

- 4.12 This states that developments should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. Part Q in respect of rural buildings is also relevant and Part J (Building Design).

Arundel Neighbourhood Plan 2018-2031

- 4.13 Policy AR1 Arundel Built Up Area Boundary is relevant.





5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

- 5.1 The proposed development involves the construction of a new dwelling within the curtilage of Hanger Down House and conversion of an existing detached outbuilding to form a garage and store. The proposal provides a house of high-quality design and sustainable construction utilising traditional materials resulting in a development which is sensitive to its setting.
- 5.2 The application site is used as residential garden in connection with Hanger Down House. The area of land that surrounds the existing dwelling has the appearance of a typical garden with mown lawn and domestic paraphernalia, along with a detached outbuilding and separate access with gates through the garden wall. The whole garden reads as part of the curtilage to the dwelling. The proposal would represent the effective reuse of the previously developed land, a core planning principle of the NPPF.
- 5.3 The dwelling is a walkable distance to the built-up area boundary as a result of a revised settlement boundary in the Arundel NP to incorporate the development of 90 no. houses directly to the north. The development would contribute an additional housing unit with associated, albeit small scale, social and economic benefits and would not result in harm to the character of the area or visual or residential amenity. In the pre-application response, the LPA acknowledged that the Council are unable to demonstrate a 5-year housing land supply (currently 3.41 years) and the relevant housing policies of the development plan are out of date. Paragraph 11(d) of the NPPF is engaged and the NPPF's (para 11) 'presumption in favour of sustainable development' applied as it was assessed that the proposal constituted 'sustainable development'.
- 5.4 In such circumstances Paragraph 11 (d) ii) of the NPPF is relevant and this states where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date (including for housing applications, where the Council cannot demonstrate a five year supply of deliverable housing sites), planning permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 5.5 Paragraph 14 of the NPPF states where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: (a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and (b) contains policies and allocations to meet its identified housing requirement. The Arundel Neighbourhood Plan (February 2020) becomes time expired in February 2025 and as such the weight attributed to conflict with the Neighbourhood Plan is significantly reduced. The pre-application advice concluded the position would need to be reviewed once the Neighbourhood Plan was more than 5 years old.

Design & Appearance

- 5.6 The design of the proposed dwelling has been fully informed to assimilate the existing built form locality and would be reflective of a traditional rural property. The palette of materials would comprise brick and flint to the elevations with clay tile hanging to the upper floor, handmade clay tiles with bonnet hips to the roof with exposed rafter feet detailing, oak framing to the porch and timber casement fenestration. Hanger Down House is a character property within a rural setting and the proposed building would be in keeping with the existing house and its wider setting, providing a high-quality and holistic approach to the works. The proposed front (northeast elevation) and materials palette are indicated below for information.



Figure 3. Proposed northeast elevation and indicative materials

5.7 The recent pre-application response found that the design of the new dwelling was acceptable, along with the relationship with the existing dwelling and proposed garden sizes. In respect of specific design guidance, the response confirmed compliance with Parts Q and J of The Arun Design Guide which recommend that rural development must be sensitively and appropriately integrated into its landscape and reflective of their rural context; with a form and character that reflects the surrounding area. It concluded that the dwelling would be reflective of the style, materials and form of the other rural dwellings in the vicinity and accords with the guidance. The current proposal reflects the design as was supported at pre-application stage.

5.8 The design of the proposed dwelling would complement the existing property and be sympathetic to its wider setting. The proposal would be high-quality, utilising a traditional palette of materials. The scale of the proposals are considered to be commensurate to the site. Space around the properties would remain generous and relationships to site boundaries would remain similar to existing and would not result in any adverse relationship with any existing or proposed neighbouring properties.



Figure 4. Photograph of Hanger Down House viewed from the street

5.9 The site lies within the Setting of Arundel policy area (Policy LAN DM2 of Arun Local Plan), which states that development will not be permitted where it would adversely affect the views of the town of Arundel, its Castle, Cathedral and special setting. Development at Hanger Down House would be viewed in the context of the consented and under construction scheme for 90 no. house approved under LA Ref: AB/106/22/RES. The addition of a high-quality and modest traditional style property would not have an impact on the setting of Arundel in the context of the adjacent development.



5.10 The proposed dwelling would be compliant with Policy D DM2 of Arun Local Plan which states that the planning authority will require internal spaces to be of an appropriate size and accord with the Nationally Described Space Standards. These national space standards set out the minimum total Gross Internal Areas (GIAS) for houses dependant on the number of bedrooms. Section J of Arun Design Guide also refers to space standards. The proposal will meet these requirements.

Layout & Scale

5.11 Properties within the immediate area are characterised by their generous plots and space between dwellings. The two-storey character property proposed would be in keeping with the height and scale of neighbouring properties following the low density, informal layout and separation distance established locally and would retain the rural character and appearance of the surrounding area.

5.12 There are no dwellings to the west or rear of the site which would to be impacted by the proposal. The dwelling would be approx. 20m from the boundary of Hanger Down House to the east and this distance is sufficient to ensure there would be no adverse overbearing or overshadowing impacts as a result of the proposal. The proposed relationship between the existing and new dwelling was found to be acceptable at pre-application stage.

5.13 The proposed dwelling would extend built form in this limited area; however, it would follow the existing building line and be set parallel with Priory Lane and as a result would not be unduly prominent in wider view. The property is proposed to make use of the existing outbuilding on site currently where the presence of built form is already established. Views would connect the development with the existing dwellings to the east, and in doing so would result in a compact cluster of dwellings that would not lessen the strong rural character and appearance of the area, with the site plan extracted below at Figure 5. It should also be noted that the dwelling would be viewed against the backdrop of the consented scheme for 90 no. dwellings to the north which serves to extend the Built-Up Area Boundary of Arundel to the south, as far as Priory Lane.

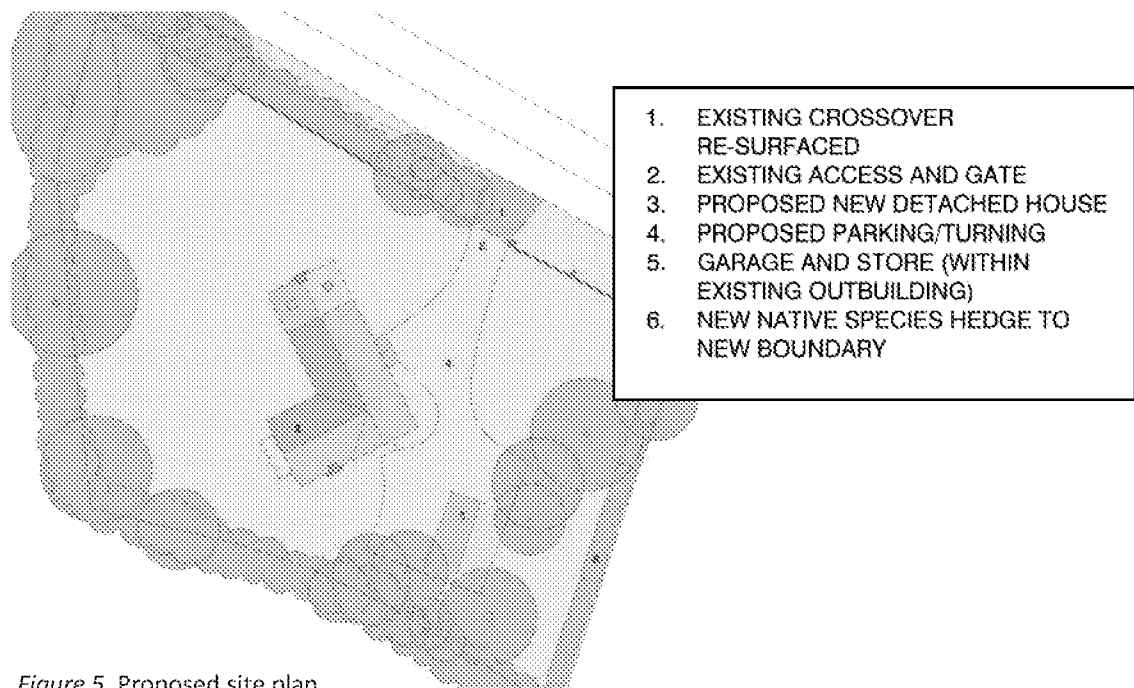


Figure 5. Proposed site plan





- 5.14 The impact of an additional dwelling in this location would be reduced by the sympathetic form of the proposed dwelling, which forms a simple linear footprint with modest garage outbuilding. The proposal would incorporate a palette of traditional local materials, the overall form of the dwelling would positively respond to the traditional design and proportions of the existing host dwelling and would be situated within the existing well landscaped site.
- 5.15 Careful consideration has been given to the proposals, taking account of the pre-application response, resulting in a scheme that is respectful of its rural setting and the setting of the host dwelling. The location of the dwelling is considered appropriate, retaining a significant amount of parking and amenity space to serve each dwelling. The proportions of the proposal are similar to other existing properties and converted rural buildings in the locality.
- 5.16 The scale of the building has been fully considered to minimise the visual impact of the building on the wider street scene whilst providing a dwelling of good proportions. The existing boundary walling, hedges and screening to the site are to be retained maintaining the physical and visual separation of the site from the fields beyond. This ensures the development would not appear as an isolated property, visually assimilating amongst the cluster of existing dwellings. The street scene below demonstrates the scale of the proposal is in keeping with the 2 and a half storey neighbouring dwelling, Figure 6.

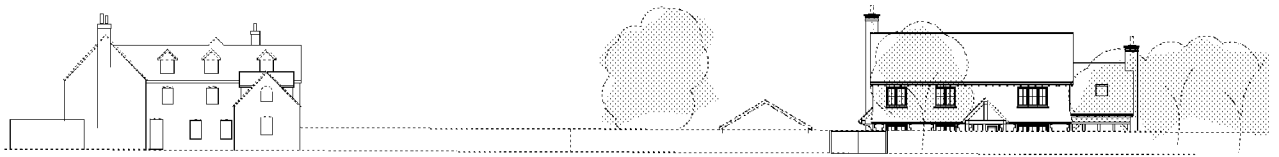


Figure 6. Proposed street scene from Priory Lane

Access & Parking

- 5.17 The proposal would utilise the existing vehicular access to the site with the crossover resurfaced. The Arun Parking SPD recommends that a dwelling of this scale provides 3 no. car parking spaces and an electric vehicle charging point as well as 2 no. cycle spaces.
- 5.18 The proposal includes conversion of an existing outbuilding which will be used as a garage and store and would include sufficient space for cycle storage within the outbuilding. The garage is calculated as 0.5 of a space by the LPA towards the parking provision there is adequate parking and turning space provided within the proposal to meet the standard.

Amount & Use

- 5.19 The proposal relates to a single dwelling of similar size to the existing dwelling and would generate a level of activity that would be readily comparable with that generated from the existing single dwelling. The profile and form would be similar to the existing dwelling ensuring it is readily assimilated into the cluster of existing buildings. The dwelling is proposed within a section of garden land to the west of the existing dwelling, The existing garage would be altered and repurposed as a garage to serve the new dwelling. The existing access from Priory Lane would be utilised and remain unaltered by the proposal with only the crossover resurfaced. The existing boundary wall along the site frontage would be retained.



Drainage & Flooding

- 5.20 The proposal is supported by a Foul and Surface Water Drainage statement which demonstrates that the development area can be satisfactorily drained without increasing flood risk onsite and elsewhere. It outlines that surface water can either be discharged to ground or to an existing watercourse to the north. Site investigations are to be carried out to confirm if the use of infiltration is viable on site. If it is deemed that infiltration is not viable than a proposed connection to the existing watercourse is to be sought.
- 5.21 Foul water will discharge into the existing watercourse to the north following on site treatment or to the existing network that serves Hanger Down House should a connection be viable.
- 5.22 In accordance with policy W DM3 of Arun Local Plan the development would incorporate Sustainable Urban Drainage Systems (SUDS) systems in the form of permeable surfaced parking and turning facilities and water harvesting.
- 5.23 The site is in Flood Zone 1 (FZ1) and although mapping data indicates that some areas of the site to the western corner and the access from Priory Lane, has the potential to be at risk of mid/high ground water flooding. The new dwelling is proposed to be located away from this area.

Ecology & Trees

- 5.24 There are no trees on the site which would be impacted by the proposal, indeed, the proposal includes significant hedge/boundary planting bolstering. The application is accompanied by technical reports that show the existing trees being protected as part of the works.
- 5.25 Ecology and protected species considerations are integrated into current planning considerations via local plan policy and section 15 of the 2023 National Planning Policy Framework. The site is located within a rural setting and offers opportunities for the natural environment. As required by policy ENV DM5 of the Local Plan the proposal is supported by a biodiversity survey. The proposal does not result in any habitat loss and mitigation in the form of bat, bird and hedgehog boxes could be utilised and controlled by condition to ensure ecology enhancement within the site. No external lighting is proposed in order to retain the dark skies in this locality.

Sustainable Construction

- 5.26 The dwelling is designed to be energy efficient, and the construction would meet the current standards of energy efficiency. Small scale renewable or low carbon energy generating systems are proposed to be incorporated into the construction to accord with Policy ECC SP2 of the ALP.



6.0 CONCLUSION

- 6.1 The proposal has been fully informed by the development management policies of the Local Plan and National Planning Policy. The proposed construction of a dwelling on the site would represent the effective reuse of land that has been previously developed. The design and materials palette proposed for the dwelling would complement the rural setting and has been considered acceptable in pre-application advice. The dwelling would be high-quality and of traditional design allowing for its successful integration within its setting. It is considered the development would be visually respectful of the site and its wider context and would not result in harm to neighbour amenities.
- 6.2 For all the above reasons the application proposal complies with the policies of the Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.