

Design and Access Planning Statement

Proposed demolition of swimming pool buildings and erection of new dwelling using the existing access.

At: Land to rear of Green Gables, Northfields Lane, Aldingbourne

For: Darren Tobin

Prepared by Susan Leeson B.Sc. M.Phil.

September 2021



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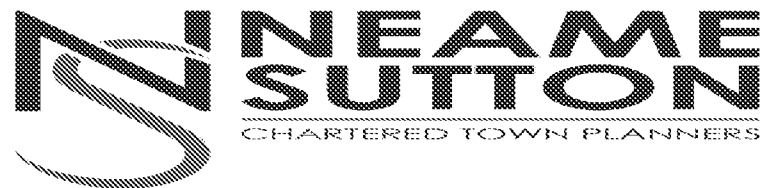
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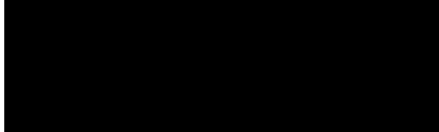
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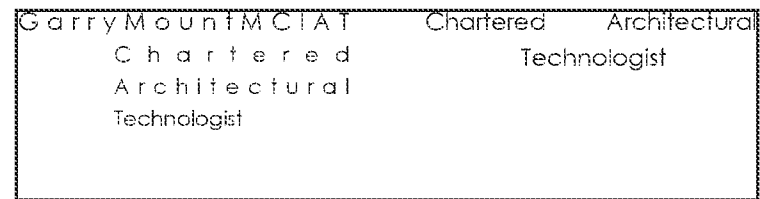
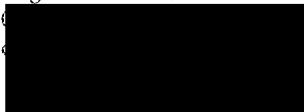
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1. Introduction

- 1.1 Neame Sutton Limited has been instructed by Darren Tobin(the Applicant) to prepare and submit a Full detailed application for:

For: the demolition of existing swimming pool buildings and erection of a new dwelling and garage, using the existing access.

- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the relevant National and Development Plan policies relevant to the application proposals.

- 1.3 The technical reports supporting this application are:

Transport Statement

Drainage Strategy and Sequential Test

Preliminary Ecological Assessment (PEA)



Site Access from existing drive of Elderberry House

2. Site Description

- 2.1 The site is currently the rear garden of the existing dwelling. The garden is divided in two by the swimming pool building and pool house. It is proposed to demolish the swimming pool house and buildings and replace with a dwelling.
- 2.2 At the rear of the site, is an existing access onto a private drive with the adjoining Elderberry House (which is also owned by the applicant) and leads onto Nyton Road. This access is separate from the existing access of Green Gables onto Northfields Lane.
- 2.3 The site is bounded by mature hedging.
- 2.4 To the rear of the site is the former horticultural nursery Nyton Nursery and a bungalow which has now been developed for 268 dwellings.
- 2.5 The bungalow is the same size as the proposed dwelling and used the existing access (flood zone 3).
- 2.5 The site is within the built up area boundary of Aldingbourne.
- 2.6 The site is within flood zone 2. There is a culvert at the joint access point onto the private drive.

3.0 Site History

Relevant Site History

Reference	Description
AL/63/10/NMA	Application for non-material amendment following a grant of pp AL/25/09 for amendment to specification for the external finishes. Approved.
AL/130/09/NMA	Application for a non-material amendment to AL/25/09 to enlarge master bedroom window on east elevation and enlarge sliding/folding dorrs to family room, omit kitchen window to the north and add high level window to bedroom 3 on north elevation. Approved.
AL/25/09	Extension and alterations to existing dwelling. Approved

4. Planning Policy Framework

- 4.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Arun District Local Plan 2011-2031) and the Aldingbourne Neighbourhood Plan

(i) National Planning Policy Framework

The overarching objective running through the NPPF is the concept of sustainable development. Sustainable development has 3 dimensions, an economic role, a social role and an environmental role.

Economic Role

To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.

- 4.2 The site is within the built up area boundary where development is acceptable in principle. The garden space is divided into two by the swimming pool building and the rear not used sustainably. The proposed development will remove a building not used and replace with a dwelling, which is more sustainable than the current under use.

Social Role

Supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generation and by fostering well designed, beautiful and safe places with accessible services and open spaces that reflect the future needs and support community's health, social and cultural well-being.

- 4.3 The dwelling is well designed in character with the surrounding development. There is sufficient amenity space for both dwellings to sit comfortably on the site in keeping with the existing pattern of development.

Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment including making effective use of land, improving biodiversity using natural resources prudently, minimising waste and pollution, and adapting to climate change, including moving to a low carbon economy.

- 4.4 The proposed development is an effective use of land which is currently underused. Bird and bat boxes can be conditioned to be part of the development to enhance biodiversity.

The presumption of the Framework is in favour of sustainable development.

- 4.5 The proposed development within the built up area boundary is sustainable development

Making Effective use of land

Paragraph 120 d promotes and supports the development of under-utilised land and buildings.

- 4.6 This proposal is to use such under used swimming pool, pool house and rear garden land which is effectively hidden and cut off by the swimming pool. The site is self sufficient in that it already has a separate access onto Nyton Road.

	Design		Development within built up area boundaries will be permitted in principle.
	Paragraph 130 states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.	4.9	The site is within the built up area boundary of Aldingbourne.
	Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals.		D SP1 Design
4.7	The dwelling has been designed and laid out with an individual, sustainable design for flexible modern living, with amenity space and in character with the existing development.		All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in layout, landscaping, density, massing, character, materials, finish and architectural details.
	(ii) The Local Development Plan	4.10	The proposed house makes efficient use of the land and provides a house that is in scale in layout massing and character with the existing development in this surrounding area.
	The current Development Plan comprises the Arun District Local Plan adopted July 2018.		ECC SP2 Energy and climate change mitigation
	Arun District Council Local Plan 2011-2031 adopted July 201		All new development will be expected to be energy efficient.
	D SP1 Sustainable Development	4.11	The dwelling has been designed to be energy efficient.
	The Council will take a positive approach that reflect the presumption in favour of sustainable development and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.		W DM2 Flood Risk
4.8	The proposed development is a sustainable form of development, utilising under used garden land and a disused pool. The site is in a sustainable location within the built up area boundary of Aldingbourne.		A site specific Flood Risk Assessment demonstrating that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk over all. The scheme identifies adaptation and mitigation measures.
	SD SP2 Built-up Area Boundary	4.12	An FRA has been submitted as part of the application which demonstrates that the development will be safe from flooding, without increasing flooding

elsewhere. An exceptions test demonstrates that there will be safe access and egress from the site to Peckham Close.

(iii) Aldingbourn Neighbourhood Plan 2019-2031

Policy H6 Windfall Sites

Permission will be granted for residential developments on infill and redevelopment sites within the built up area boundary subject to the following conditions being met: i. The scale and design of the development is appropriate to the size and character of the settlement.

- 4.13 The site is within the built up area boundary and therefore acceptable in principle.

EH5 Surface Water Management

New development within areas at risk from flooding will not be permitted unless it is supported by a site specific Flood Risk Assessment which demonstrates it would not give rise to additional risk of flooding.

- 4.14 An FRA has been submitted as part of the application. This demonstrates that the proposed development will not cause any additional risk of flooding and mitigation measures will be taken.

GA3 Parking and new development

Proposal must provide adequate parking.

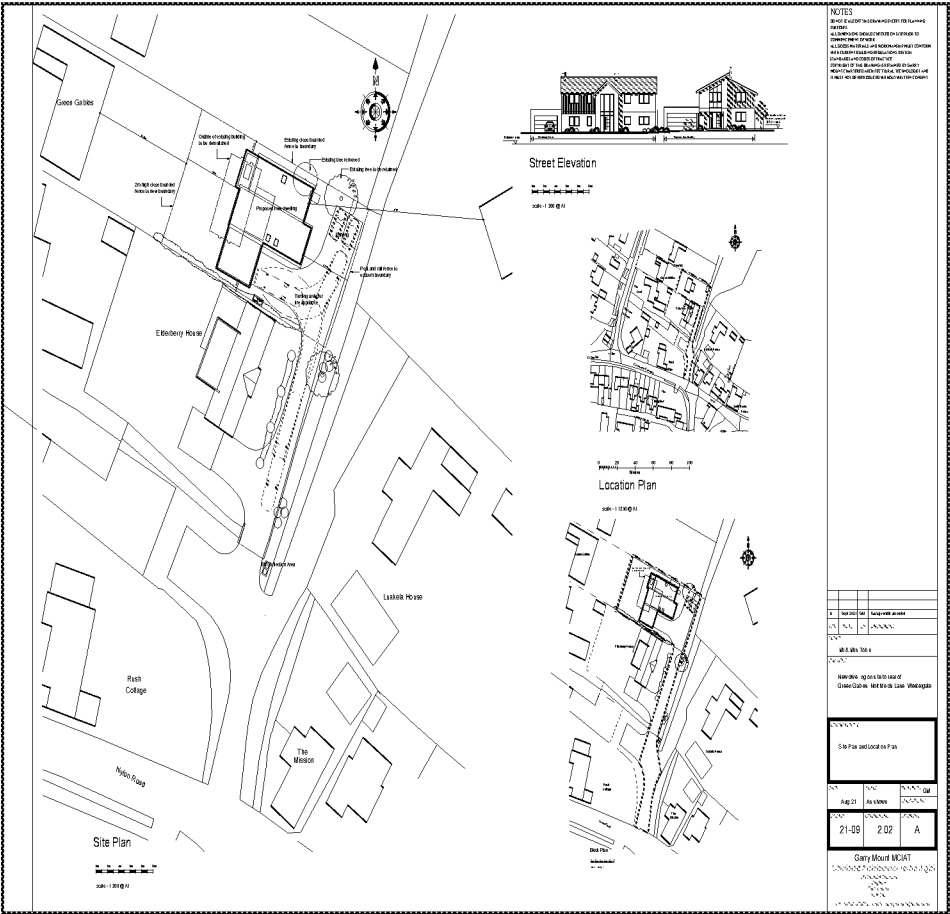
- 4.15 Parking is proposed on site in accordance with parking standards.



View down the garden towards the swimming pool building

5. The Application Proposal

5,1 The proposal is to demolish the disused swimming pool buildings and erect a 4 bedroom house with garden, parking for 3 cars and a garage.



Block and location plan

6.0 Planning Considerations

(i) Principle of Development

- 6.1 The site is within the built up boundary of Aldingbourne where development is acceptable in principle, and replaces existing disused swimming pool buildings.

(ii) Design

- 6.2 The proposed house is designed to be of a contemporary design for modern living, whilst reflecting the character of the surrounding development, including the existing dwelling.
- 6.3 The scale and layout is similar to the surrounding development as demonstrated on the block plan.

(iii) Materials

- 6.4 The walls will be white render, and clad with cedar or fibre cement boarding. The roof is proposed as man made slates and fenestration to be in grey powder coated aluminium or upvc.

(iv) Access and Car Parking

- 6.5 A Transport Statement has been submitted as part of this application, which demonstrates that the location is a sustainable location with footpaths in Nyton Road and close vicinity to schools, buses and convenience stores.

- 6.6 There are no proposed changes to the access onto Nyton Road and this is considered satisfactory as there are no recorded incidents at the access and vehicle trips are lower than with that associated with the previous horticultural nursery and bungalow.

- 6.7 Car parking will be provided for 3 cars plus a garage. Covered cycle storage is provided in the garage.

- 6.8 The submitted tracking plan demonstrates that emergency vehicles can access the site safely.

- 6.9 The conclusion is that the existing driveway junction recently served a far higher intensity of use associated with the glasshouses and the residential bungalow. The proposed dwelling would generate approximately 6 daily two way vehicular trips, which is the same as the previous Nyton bungalow.

(v) Refuse

- 6.10 Refuse collection will be as that existing for Elderberry House.

(vi) Flooding and Drainage

- 6.11 A Flood Risk Assessment and Drainage Strategy has been submitted as part of this application.

- 6.12 The strategy concludes that the development is suitable with regards to flood risk and surface water drainage.

- 6.13 A sequential test and exceptions test have also been submitted as part of

sites which are available and that the development would be of a community benefit by demolishing buildings which are no longer used and replacing with a dwelling which would make a contribution to Arun's housing land supply shortage without taking any greenfield land.

- 6.14 Access and egress to the dwelling can be safely gained in the unlikely event of a significant flood, via Peckham Close through to Fontwell Avenue.

(vii) Sustainability

- 6.15 A sustainable design and construction report has been submitted with the application, which will be submitted as per condition and building regs. In addition, SAP calculations will be provided post approval.
- 6.17 The design is in accordance with the Lifetime Homes guidance for future adaption and disabled access.
- 6.18 High thermal insulation is part of the design to maximise the fabric energy efficiency and reduce CO2 emissions.
- 6.19 Heating and hot water will be by air source heat pump.
- 6.20 The proposed development will be constructed using local labour, contractors, suppliers and materials.
- 6.21 Fibre optic cables for broadband and wifi will be integral to the construction.

(viii) Ecology and Trees

- 6.22 A Preliminary Ecological Appraisal has been submitted with this application, which demonstrates that no further protected species surveys are required to inform the planning application, subject to a precautionary approach. Hedgerow are to be retained and protected.

- 6.23 Habitat enhancement are proposed and these will be incorporated within the proposed development.

- 6.24 The existing trees, a Golden Honey Locust and a Spruce will remain in the garden of Green Gables and will be unaffected by the development.



The site showing the poolhouse

7. Conclusion

- 7.1 The pool, pool paraphernalia and bottom half of the garden are no longer used. The space would be better utilised as a new dwelling, which is designed to sit comfortably within the existing surrounding locality, both immediately and in the wider context.
- 7.2 The site is within the built up area boundary and therefore acceptable in principle.
- 7.3 Satisfactory access is via an existing access point at the rear of the site. The site can also accommodate sufficient on site car parking in accordance with parking standards.
- 7.4 The former horticultural nursery and bungalow to the rear of the site have been developed into 268 dwellings and the former access onto Nyton Road relocated to Fontwell Avenue. Therefore the use of the access onto Nyton Road for one new dwelling is de minimus.
- 7.5 The site is within flood zone 2. The FRA demonstrates that the site can be satisfactorily drained without causing flooding elsewhere. The Sequential Test demonstrates that there are no alternative available sites within the vicinity and the Exceptions Test demonstrates safe access and egress with the public benefit of a new dwelling in a sustainable location without any loss of greenfield land.
- 7.6 In conclusion, the proposed development will not cause any detrimental effects on the neighbourhood by loss of any amenity, will make a small contribution to the housing land shortfall and on balance should be recommended for approval.



Views of the new residential development adjacent from the site access showing gate



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