

OBJECTION STATEMENT

**ERECTION OF NEW 2 STOREY DWELLING
FOLLOWING DEMOLITION
OF THE EXISTING DWELLING**

AT

**MILDMAY
HOOK LANE
ALDINGBOURNE
WEST SUSSEX
PO20 3TE**

PREPARED BY

PRODUCT 2 ARCHITECTURE & PLANNING

JANUARY 2018

INTRODUCTION:

This statement has been prepared to accompany a planning submission on behalf of Mr. B. Craddock for the redevelopment to provide a new 2 storey detached house with associated parking following the demolition of the existing single storey property at Mildmay, Hook Lane, Aldingbourne, West Sussex, PO20 3TE ('The Site').

This document addresses the objection made by the Parish Council on the 13th December 2017 which comments as follows:

'The Parish Council objects to this proposal. It is contrary to Policy GEN3 of the Local Plan and ANP policies H2 H5 and H8. The proposal does not contribute to the retention of local character and local distinctiveness'

POLICIES

Local Plan

Policy GEN3 – Protection of the Countryside

Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or
- (ii) for quiet, informal recreation; or
- (iii) for the diversification of the rural economy; or
- (iv) for essential road schemes; or
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

Aldingbourne Neighborhood Development Plan

Policy H2 Housing Mix

Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.

H2.1 Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

H2.2 Lifetime Standards will assist with the needs of our ageing population. Whilst, the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards go further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the parish, the improvements that Lifetime Homes Standards can bring are considered

Policy H5 Local Connection

Removed by Examiner and replaced within the Community Aspirations section of the ANP. No policies are allocated within this section.

Policy H8 Outdoor Space

All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.

H8.1 Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

H8.2 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

PLANNING CONSIDERATIONS

Policy GEN3 seeks to continue protecting the natural environment by strictly controlling development in the countryside.

Development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location.

The proposal will in-fact not cause any detrimental impact on the countryside itself due to its location along Hook Lane. The property itself can be found with residential properties either side and therefore cannot be considered an individual dwelling within the country side. The proposal itself will only increase the footprint of the existing property by a small amount whilst retaining a large amount of garden space.

Outline planning was granted for the 'demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, substation, pumping station and all other associated works' in 2013 which will be situated directly behind the application site itself which also falls outside of the built-up area.

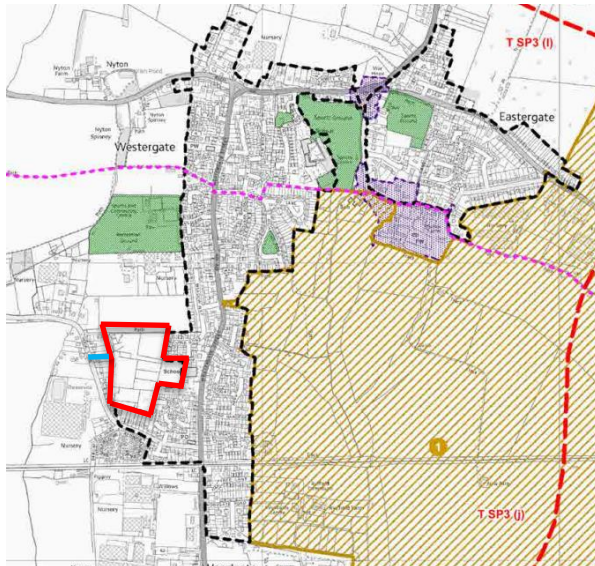


Diagram 1. Policy Map

The red area within diagram 1 shows the proposal site for 79 new dwellings. This development will infill between the existing built up area and the large number of properties within Hook Lane. It is clear to see from this diagram that the 'Built up area' will now unofficially stretch within the new development at Westgate and Hook Lane including the application site highlighted in blue.

The introduction of the new dwelling will not cause any impacts on the countryside or the character of the local area, which therefore satisfies GEN3 due to its exceptional circumstances and the strong justification for a location.

Policy H2 seeks that proposals for new housing must deliver a range of house types, sizes and tenures. With the proposal only being for the redevelopment of an existing dwelling to provide a new property which is designed to meet the 'Technical housing standards – nationally described space standard'. The property will also be built to meet current building regulations.

The existing building performs very poorly in terms of present day energy efficiency requirements. This matter could partially be addressed by installing measures to reduce energy usage and improve insulation. However, the existing fabric does not facilitate such measures and the considerable expense required in order to obtain limited efficiency benefits acts as a distinctive to investment. The consequence would be continuing energy inefficiency in an era of increasing energy costs coupled with increased awareness of the need to reduce energy consumption.

It is considered to be more satisfactory to redevelop the site with inbuilt energy performance measures fitting 21st century standards.

The new build scheme will last much longer than refurbishing the existing dwelling and improve the long-term sustainability of the site.

Policy H2 includes paragraph 2.1 states that 'Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.' With the property being away from any shops this therefore not applicable to this planning application.

With all considered policy H2 is satisfied.

Policy H5 (Local Connection) has removed by Examiner and replaced within the Community Aspirations section of the ANP. No policies are allocated within this section therefore

Policy H8 seeks that all new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.

The existing rear garden area is approximately 362.8m² which will only decrease by approximately 33.4 m² totaling 329.4m².

The existing building provides a front garden of approximately 114m². With the proposed dwelling following the building line, the existing front garden will be retained however an undercroft car parking space will increase this area by approximately 15 m² totaling 129 m².

Under the proposal, planting to the rear boundary will provide screening to the new development which is going to provide 79 new dwellings. Planting to the side boundaries will create privacy for all three properties in which the development will affect. This will ensure the protection of the neighboring properties and the countryside whilst encouraging biodiversity within the garden.

Policy H8 states 'housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity'. Not only will the garden area provide amenity space and improved biodiversity – the green roof provided to the property, will provide planting for local species which will encourage biodiversity and create protected habitats for smaller animals and insects.

With all considered, Policy H8 is satisfied.

SUMMARY & CONCLUSION

The decision to demolish and replace the existing building with a modern building should be looked upon favourably by the local council, as the building will be constructed using high quality materials and construction techniques. This ensures that the project will meet all current building standards for sustainability.

With the above in mind it is evident that our proposals are well within the parameters of redevelopment for the site, therefore we see no reason why an application would not be considered favourable with the local authority.