

HENRY ADAMS**PLANNING STATEMENT****REPLACEMENT DWELLING****THE OLD BARN, NORTHFIELDS LANE, ALDINGBOURNE****1. BACKGROUND**

- 1.01 The existing dwelling to be replaced has the benefit of a Certificate of Lawful Use issued on 10 June 2009 ref: AL/24/09/CLE.
- 1.02 The lawful use relates to an established residential dwelling comprising kitchen/living room, 2 bedrooms and bathroom, with associated curtilage/hardstanding area for residential purposes. The floor area of the existing dwelling is approximately 66 sq metres.
- 1.03 Attached with the certificate is a plan which delineates the authorised residential curtilage and therefore the proposed replacement dwelling is wholly contained within this area.

2. NATIONAL PLANNING FRAMEWORK

- 2.01 Planning Policy Statement 3: Housing and Planning Policy Statement 7: Sustainable Development in Rural Areas, both advocate and require Local Planning Authorities to use previously developed land efficiently and effectively in the provision of new housing.
- 2.02 There is also a presumption in principle of replacement dwellings in the countryside, subject to criteria relating to the maintenance of established residential amenity and local character.

3. LOCAL DEVELOPMENT PLAN CONSIDERATIONS – ARUN DISTRICT LOCAL PLAN 2003

- 3.01 There are no policies contained within the local plan relating to the criteria which should be adopted in the consideration of proposals for replacement dwellings.
- 3.02 Notwithstanding there being no specific policies relating to the application proposal, the Local Plan recognises Government guidance in seeking effective and efficient use of existing land and buildings in the provision of new housing and the application proposal has accordance with this guidance.
- 3.03 Policy GEN 7 of the Local Plan sets out the criteria against which new development should be assessed and Criterion 1 requires that new development makes efficient use of land and buildings in the case of new residential development, which the planning application proposal accords with.

- 3.04 Criterion 2 requires that development responds positively to the identified characteristics of the site and respects and enhances local distinctiveness.
- 3.05 The proposal relates to a replacement dwelling with the new dwelling being designed to reflect existing properties within the locality and to have regard to the size and scale of the existing dwelling.
- 3.06 The new house therefore has been designed with low eaves with first floor accommodation enclosed within the roof space, thereby helping to reduce the scale of the new dwelling, taking into account its rural location.
- 3.07 It is therefore considered that the design, scale and architecture of the proposed dwelling identifies with the characteristics of the site and will enhance local distinctiveness.
- 3.08 Criterion 3 seeks to promote sustainable development and the application site has been recognised in previous decisions to be sustainable in nature being within walking distance of local services and schools located in Aldingbourne. However as the proposal relates to a replacement dwelling, the current status quo in terms of travel needs will remain unaltered.
- 3.09 Criterion 4 requires that the development does not have any unacceptable adverse impacts on adjoining occupier's land, uses or property.
- 3.10 In that regard the proposed dwelling is relatively isolated from any adjoining residential properties and due to the relative isolation there will result no impact upon established residential amenity.
- 3.11 Criterion 5 requires that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property and as the majority of the adjoining land is within the ownership or control of the applicant, there will result no adverse impact.
- 3.12 Criteria 7 and 8 relate to highway issues and the requirement that new housing should allow for the safe movement of pedestrians and vehicles and provide onsite parking to accord with the Local Planning Authorities standards.
- 3.13 Access arrangements into and out of the site remain unaltered and ample parking is provided within the forecourt area to the dwelling, thereby according with the relevant standards.
- 3.14 In summary it is considered that the proposal has accordance with Policy Gen 7 and its attached criteria.

Our Ref: AR48/AG