

Planning, Design and Access Statement

Forge House, Nylon Road, Eastergate, West Sussex, PO20 3UP





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Project Team

Planning



Architecture

RDV a Design

1. Introduction

1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Mr Garley ("the Applicant") to prepare and submit this full detailed planning application at Forge House, Nylon Road, Eastergate, West Sussex.

1.2 This application is for full planning approval for the construction of 2 dwellings adjacent to Nylon Road.

1.3 Prior application discussions took place between the architect and Simon Davis for the construction of a 3 bedroom chalet bungalow reference PAA /170/16, which summarised that the site is within the built up area boundary and therefore acceptable in principle and that the site would be in character with the neighbouring plot. It was suggested that a bungalow might be more in keeping with Deene the adjacent bungalow. However a bungalow would be out of character with the street scene in general and Forge House specifically.

1.4 Pre application discussions also took place with the Highway Authority. It was established that the existing access would be used for the new dwelling and existing dwelling. Appropriate visibility can be achieved, and therefore the proposal was considered to be acceptable in principle from a highways safety point of view.

1.5 This Statement comprises the Planning, Design and Access Statement for the application. This document should be read in conjunction with the application forms, plans and illustrative material.

1.6 The application proposals have been prepared on a comprehensive basis having regard to the conclusions of the above technical appraisals, the relevant National and Development Plan policies relevant to the application proposals.

2. Site Description

- 2.1 The site comprises approximately 0.132 hectares.
- 2.2 Forge House is on the Local List of Structures or Buildings of Character.
- 2.3 The existing dwelling is a two storey brick painted house, with tiled roof. Vehicular access is to the side. Pedestrian access is directly onto Nyton Road via a gate in the flint wall. The dwelling has a single storey side extension, and a garage which has a pitched tiled roof. The site is enclosed by a flint wall of approximately 2m in height.
- 2.4 The site is within Aldingbourne Parish, and adjacent to Eastergate village. The site is related to and identifies with Eastergate. The street scene is predominately houses. There is an infill site adjacent which is a bungalow. The bungalow is out of character with the surrounding area, which is historic in character. The site is close to the Eastergate Church Lane and the Square conservation area. This is the reference point for the design of the proposed dwellings.

(i) The Application Site:

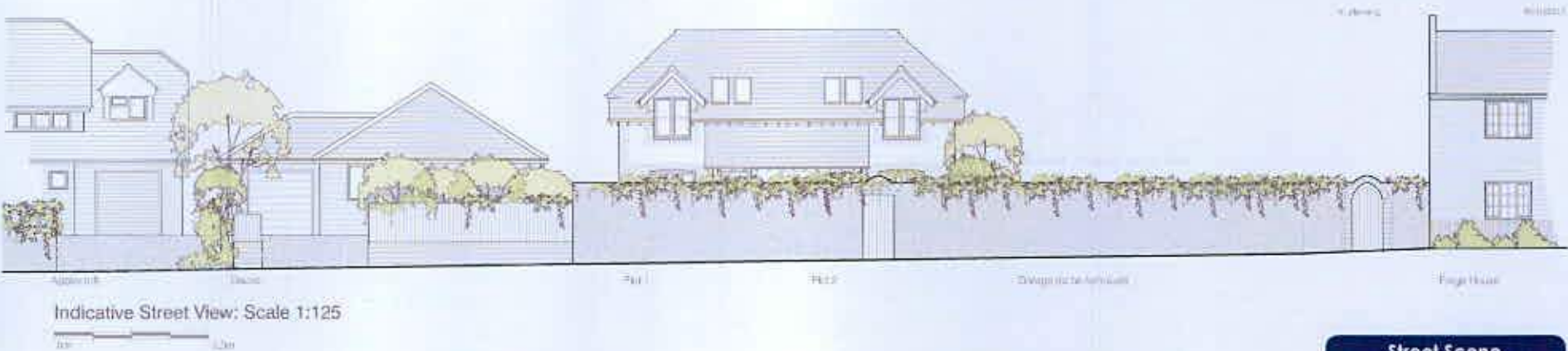
- 2.5 The application site is part of a group of historic buildings along Nyton Road in Eastergate around Church Lane. The proposal is to utilise the side garden area. The pattern of development around the site is for houses to be close to the public footpath and with small gardens.
- 2.6 The site has an existing vehicular access, providing off road car parking to the rear of the site. This access would be utilised for the proposed dwellings.



3. Planning History

3.1 The relevant site history is as follows:

Application Number	Description	Decision
AL/26/81	To construct a living room and bedroom extension form a new car port and vehicle access to A29	Approved Conditionally



Street Scene

4. The Application Proposal

4.1 It is proposed to erect two dwellings in the side garden area of Forge House, adjacent to the infill property called Deene. Each dwelling will have front and rear garden amenity space with cycle storage and bin storage.

4.2 Car parking spaces will be provided for 2 cars per dwelling, plus cycle storage and refuse bin space.

4.3 To reinstate a pedestrian access onto Nyton Road is proposed by reinstating a previous access in the flint wall that has been previously infilled.

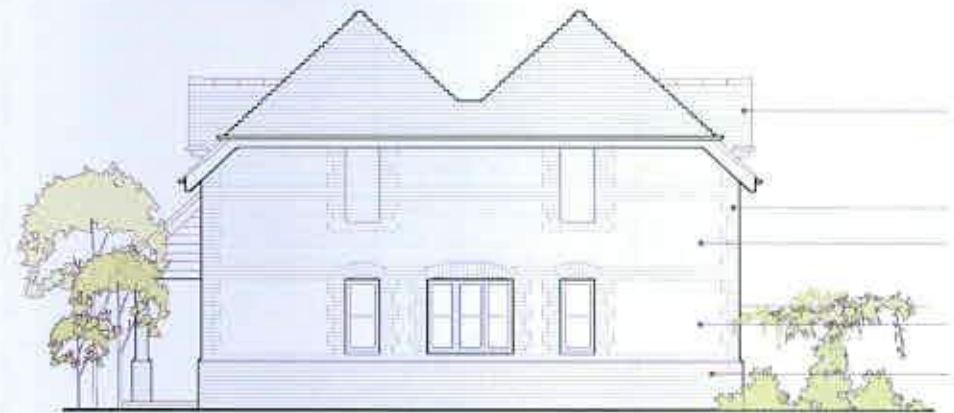
4.4 The existing garage will be demolished and car parking for up to 4 cars provided for the existing dwelling.

4.5 For vehicular access, the existing access onto Nyton Road is proposed to be used for the existing and proposed dwellings.





North Elevation: Scale 1:100

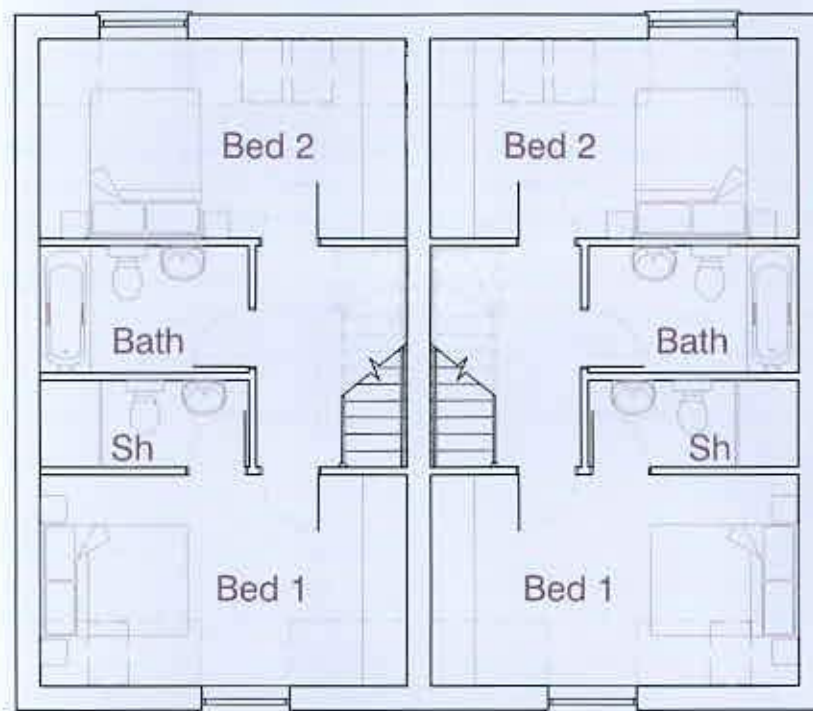
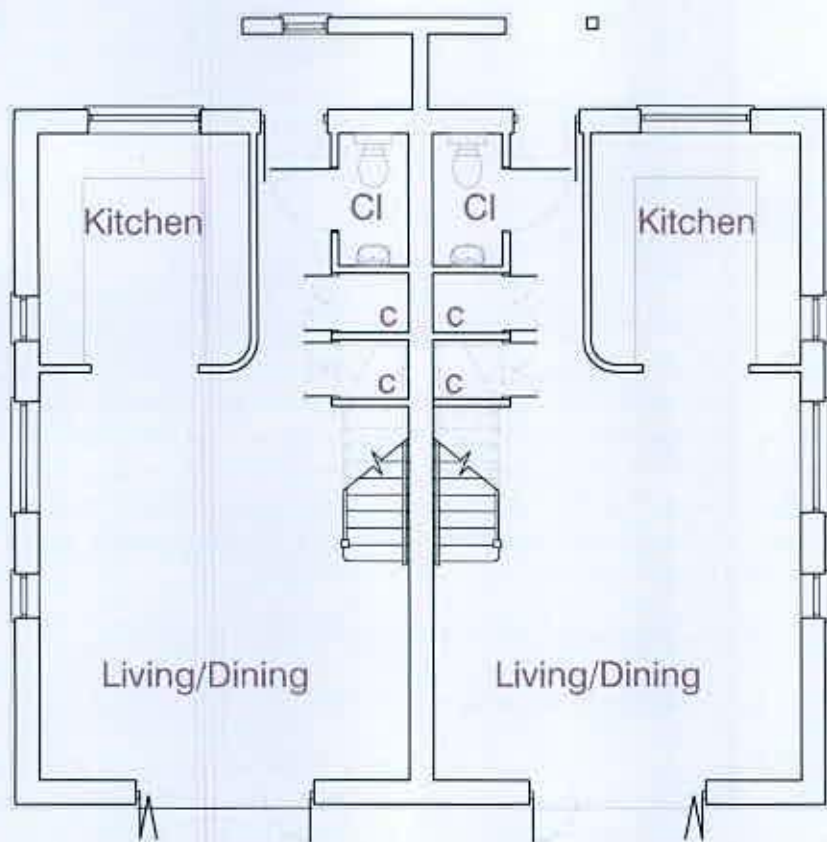


West Elevation: Scale 1:100



Elevations





Floor Plans

5. Planning Policy Framework

5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan 2003 saved policies, the Emerging Local Plan Publication Version October 2014 and the Aldingbourne Neighbourhood Development Plan.

National Planning Policy Framework:

The overriding principle of this policy is the presumption in favour of sustainable development. Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their area.

Paragraph 50 supports the delivery of a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

In consideration of design, the NPPF places an emphasis on achieving high quality design.

5.2 The houses are proposed within the built up area boundary where development is acceptable in principle. It is considered that the houses are well designed taking the existing historic street scene as a reference point. The existing houses are mostly painted brick, render or flint with tiled roofs. The design has also used Forge House as its main reference point.

GL Hearn Updated Housing Needs Evidence September 2016

5.4 This report was commissioned following the Local Plan examination and the Inspectors instructions to Arun District Council that the Objectively Assessed Housing Need was based on 2012 population and household projections which proposed a need for 845 dwellings per annum, whilst the 2014 projections assessed the need to be 919 dwellings per annum. Therefore there is an urgent need for housing in the district.

5.5 It is considered that these dwellings will make a small contribution to this shortfall, within the built up area where development is acceptable in principle.

The Local Development Plan

5.7 The current Development Plan comprises saved policies of the Arun District Local Plan, and the Aldingbourne Neighbourhood Plan.

Arun District Local Plan 2003 Saved Policies – Relevant Policies

Policy GEN2

The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

5.8 The site is within the built up area boundary of Aldingbourne.

POLICY GEN7 The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

(i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;

(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

(iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

(v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;

(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;

(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

5.9 The proposal is in accordance with the above policy.

5.10 The Arun District Council Local Plan is considered to be out of date due to the fact that Arun has not demonstrated a sufficient housing land availability. The Objective Needs Assessment states that Arun only has 1.92 years of land supply when it should provide 5 years, so this is a significant shortfall. This submission is made in accordance with the emerging local plan below.

5.11 The proposed two dwellings will make a contribution to this shortfall within the built up area where development is acceptable in principle.

Arun District Council Emerging Local Plan Publication Version October 2014

Policy D DM2 Internal Space Standard

The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. The space standards are minimal and can be exceeded.

5.12 The proposal is in accordance with this policy.

Policy D DM3 External Space Standards

The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility.

5.13 The garden space is in accordance with this policy.

Policy D SP1 Design

All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from a thorough site analysis and context appraisal, adherence to objectives informing sustainable design and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout landscape and its setting, density, mix, scale, massing, finish, architectural details and nearby habitats.

5.14 The design has been created around the existing historic pattern of development. The site is close to the Eastergate Church Lane and Square

Conservation Area where there are a number of Listed Buildings. Forge House is on the Local List of Buildings or Structures of Character. The existing dwelling is a white painted brick house with clay tiled roof. The new dwellings are proposed to be brick with flint panels and plain tiled roofs. The dwellings are designed to appear as one large dwelling within the street scene to be in character with the street scene. The existing infill detracts from the character of the flint wall, to reinstate the opening will enhance this section of wall.

Aldingbourne Neighbourhood Plan

Policy EH Flint Walls

Development proposals which would seek to remove or replaced the flint walls listed in Schedule F will not be supported. New development proposals in the areas specified in EH11.1 will be required to provide flint walls and/or incorporate flint details into boundary treatments where it is appropriate.

EH1.1 The flint walls in Hook Lane, Westergate Street, Nyton Road, Sack Lane, Level Mare Lane, Church Road, Park Lane, Denmans Lane and Norton Lane contribute to the character of the Parish and its architectural history, they should be maintained and conserved.

5.15 It is proposed to reinstate the pedestrian access in the flint wall along Nyton Road. The design will match the existing pedestrian access for the existing dwelling which will remain. As this is a reinstatement of a previous entrance, it is considered that this accords with the policy as it does not entail the removal of the flint wall, which is an important feature within the street scene.

Policy EH8 Buildings and structures of character

Development proposals involving the buildings of local character listed in Schedule D must retain their significance including their contribution to local distinctiveness. Proposals for demolition or alterations that would harm their significance will be

resisted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use or that harm is unavoidable in order to secure significant public benefits.

The buildings and structures listed in Schedule E are also Identified Buildings and Structures of Character that merit protection under this policy.

5.16 Forge House is on the Schedule D Buildings and structures of character list of the Aldingbourne Neighbourhood Plan. It is not proposed to alter the existing building in any way. There is sufficient distance between the existing dwelling and the proposed to separate the existing house and therefore the proposed dwellings do not detract from it. It is therefore considered that the proposal is in accordance with the policy.

6. Planning Considerations

(i) The Principle of development

6.1 The principle of development is established by virtue of the site being within the defined built up area of Aldingbourne.

6.2 Pre application advice confirmed the principle of development on the site is acceptable.

6.3 The site is on the Aldingbourne Local List of Buildings and Structures of Character. It is important to maintain the historic integrity of the building. The design of the proposed dwellings have been carefully considered to respect the integrity of the existing dwelling, and the nearby Conservation Area.

6.4 No new vehicular access is proposed so maintaining the appearance within the street scene. The proposed new pedestrian access is proposed to be created by reinstating a previously infilled section of wall, which would not damage the flint wall or visual appearance.

(iii) Visual appearance and Design

6.5 Following the Pre application advice, the applicant sought to design two dwellings which would not detract from the historic architectural character of Forge House. This resulted in identifying from the street scene that the predominance is for houses and not bungalows. The houses are a mix of brick, painted brick or render, or flint with tiled roofs.

6.6 The proposed houses have been designed to appear as one dwelling within the street scene to be in character with the existing pattern of development locally. The site is between the existing dwelling and the adjacent dwelling of Deene, which is a bungalow. The bungalow is out of character with the street scene and therefore has not been used as a reference point to determine proposed

development. Instead, the character of the surrounding area has determined the proposal. The design therefore proposes one and a half stories similar to that of the dwelling Applecroft which is on the other side of Deene and is a chalet as a bridge between the bungalow and the predominance of two storey dwellings in the area. This will reduce the height and reduce the potential perceived impact on the residents of Deene. To give the appearance of one dwelling, the front doors are proposed to be integrated within a porch, with dwelling one having the front door on the front, and dwelling two having the front door screened behind a proposed window within the porch.

(iv) Access Arrangements and Car Parking

6.7 Access to the proposed dwellings will be via the existing access which serves Forge House. Preliminary discussions with West Sussex County Highways ascertained that this was acceptable from a highway safety perspective.

6.8 Car parking for Forge House will remain as existing which is for more than 2 cars and two new car parking spaces for each of the proposed dwellings will be provided.

(iv) Sustainability

6.9 The use of the existing garden, which is currently not used by the Applicant, and the applicant finds difficult to maintain, for residential purposes within the built up area is a sustainable form of development.

6.10 The site is within walking distance of the village of Eastergate which has a local convenience store and post office, doctors and primary school, with the senior school at Westergate within walking distance and the senior school at Barnham on a bus route. There is a regular bus service between Bognor Regis and Littlehampton which stops close to the site and also stops in Barnham where there is a railway station and shops, services, take away food and restaurants. The site is

therefore in a sustainable location.

(vii) Flooding Issues and Drainage

6.11 The site is within flood zone 1 where the risk of flooding is considered to be low. An FRA is therefore not required.

6.12 The site is within the Lidsey Foul Water Drainage Treatment Catchment Area. In this case it is intended to connect to the existing main foul drainage sewer.

(viii) Ecology

6.13 The site is part of a cultivated garden and there is no potential for any protected species on the site, as the site is surrounded by development. An Ecological Assessment is therefore not required.

(ix) Landscaping

6.14 Each of the dwellings will have front and rear gardens, with parking and turning spaces.

(ix) Bin Storage

6.15 Screened Bin storage will be provided on site in accordance with the submitted plans.

7. Planning Balance and Conclusion

7.1 The proposed new dwellings provide a sustainable use of the garden area which is currently becoming a problem for the owner to maintain.

7.2 The design of the proposed dwellings is in character with the existing dwelling and the surrounding area. The proposed houses are designed to appear as one dwelling within the street scene, matching the predominant character of the area. The materials will reflect the surrounding character mix and use of materials.

7.3 Two new dwellings will add to the current shortfall in housing land supply that Arun District Council has within the built up area where development is acceptable in principle.

7.4 The proposal will use the existing vehicular access which has been assessed as satisfactory with regards to highway safety.

7.5 The proposed pedestrian access will reinstate a previously blocked off access and will not result in any loss of the visual appearance or integrity of the flint wall which is a feature within the street scene.

7.6 The existing dwelling is on the Local List of Buildings or Structures of Character and the proposal will not alter the visual appearance of Forge House within the streetscene, nor conflict with the visual appearance in any material way.

7.7 The proposal provides sufficient amenity space for the existing and proposed residents.

7.8 This application is in accordance with national and local plan policies.





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