

RADLEY HOUSE

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APPLICATION FOR APPROVAL OF RESERVED MATTERS ADDENDUM

LAND TO SOUTH AND WEST OF BARNSIDE, HOOK LANE, ALDINGBOURNE

MARCH 2019
Rev: Planning Issue

Our Ref: 7632

1.0 INTRODUCTION

1.1 PURPOSE OF THIS ADDENDUM

This Addendum has been prepared by Radley House Partnership on behalf of Metis Homes.

The purpose of this document is to accompany an application for approval of reserved matters in relation to an approved outline planning permission on the same site granted by Arun District Council (Ref: AL/8/16/OUT). The application was initially refused on 16th May 2016 however following an appeal the application was subsequently approved with conditions on 3rd May 2018.

The drawings which form part of this reserved matters application seek to continue the design ethos that was approved under the outline application and clarify in more detail items including layout, scale, appearance, amount, landscaping, use and access.

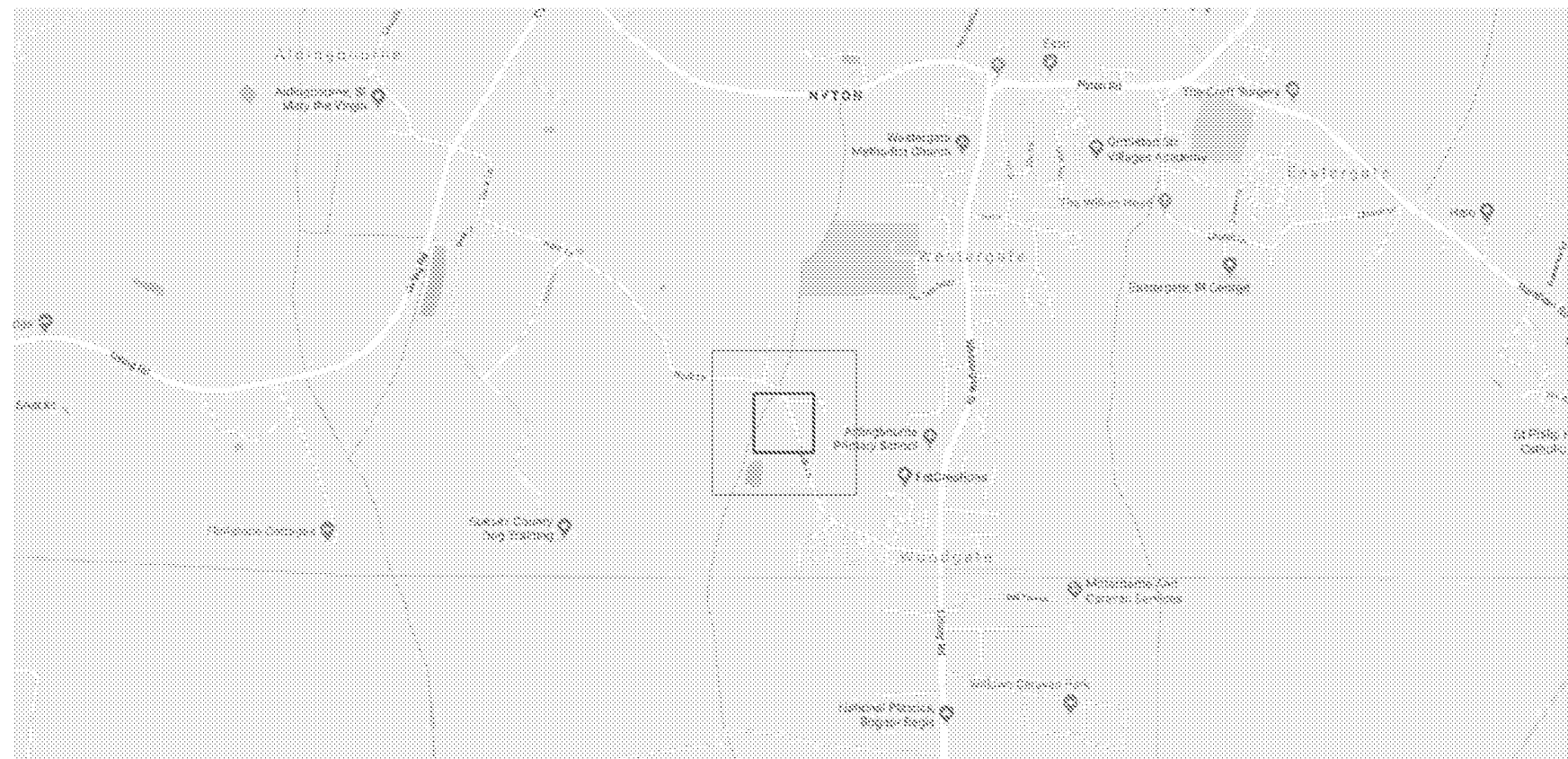
1.2 INTENT

The intent of this design is to follow the principles established in the outline application and create a scheme that is in keeping with local context and vernacular while being respectful towards neighbouring properties.

1.3 PLANNING HISTORY

An outline application with all matters reserved was made in January 2016 for 14no. dwellings to the land south and west of Barnside which was refused. This decision was subsequently overturned through the appeals process in May 2018.

This application consisted of an illustrative layout showing 14no. new detached dwellings, a new highways access from Hook Lane along with public open space and structural landscaping. A Design and Access Statement was also provided to illustrate how factors such as the use, amount, scale and massing on the proposed site could be achieved. This application for the approval of reserved matters emulates the illustrative approach as much as practically possible.



Location Plan



Aerial View

2.5 SCALE

The scale of each unit has been considered in detail to minimise the impact on neighbouring properties along with other views from inside and outside the site. The use of bungalows provides the appearance of a low scale development and follows the framework set out in the approved scheme. The 1.5 and 2 storey houses are similar in scale and mass to the images provided in the approved design and access statement and are responsive to the scale and mass of other properties in the surrounding area.

2.6 LAYOUT

The adjacent plan shows a comparison between the footprints of the approved outline layout and the proposed reserved matters layout. This clearly demonstrates that the principles established in the approved layout remain intact whilst small improvements are achieved including:

- Plots 3-5 setback further from Hook Lane
- Reduced detached garages and associated massing
- Additional green space to front gardens of 4 and 5 bedroom dwellings
- Plot 14 positioned further away from existing houses.
- Allowance for visitor car parking spaces
- Enhancement to the wildlife corridor through a new ecology buffer.

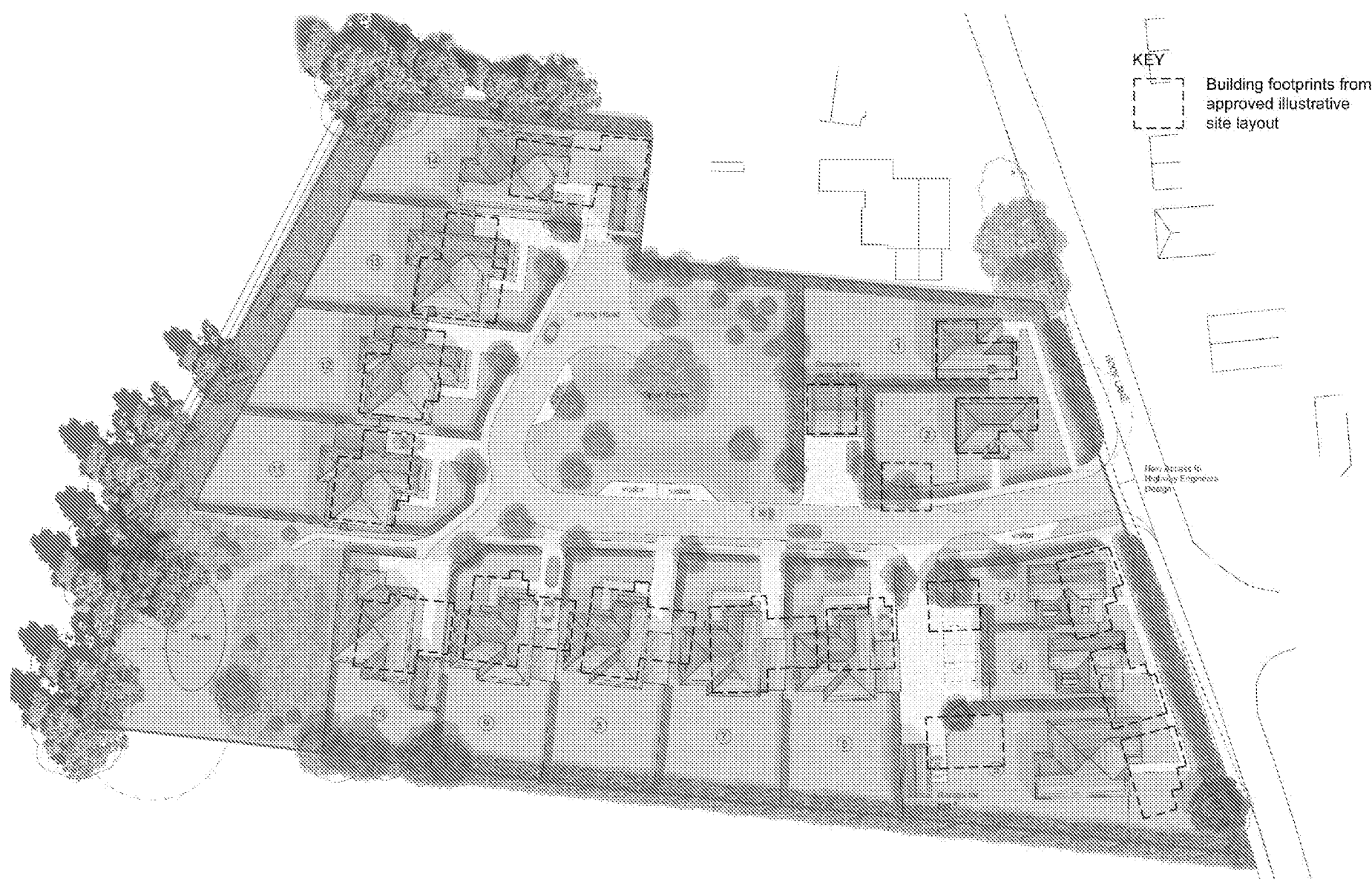
2.7 CHARACTER

The traditional appearance of each dwelling is created through the effective use of materials such as red brick, tile hanging and clay roof tiles which are all typical of the surrounding housing typologies. Features such as bay windows, porches, hipped roofs and arched windows follow the same traditional design aesthetic seen locally. The consistent use of these traditional design features helps to reinforce the sense of place whilst continuing the formation of individual character areas identified in the original design and access statement.

2.8 ACCESS

A new highways access is gained from Hook Lane in a similar position to that agreed at the outline stage which will act as the main vehicular access to all proposed units. The inclusion of 4no. visitor parking spaces, which is above the minimum required under planning policy, reduces the risk of increased parking along Hook Lane and therefore increases the safety of residents, visitors and other vehicles driving along Hook Lane.

The existing access to the North East corner will be extinguished to further improve safety.



Proposed site layout overlaid with building footprints from approved application.

3.0 CONCLUSION

In summary, this application closely follows the masterplan principles in respect of layout, landscaping, scale, character, use and access arrangements established by the approved outline application. The plans have been developed in accordance with this and the result is an attractive, well resolved scheme that promotes a sense of place and community that fits in well with the local surroundings. Small improvements in the reduction of bedroom numbers, additional green space to many of the front gardens and an enhancement to the wildlife corridor along the western boundary have resulted in a well-balanced proposal that is considerate of its surroundings and the local population.

