



PLANNING STATEMENT

on behalf of

Wilson House Ltd

Erection of 3 No. Detached Dwellings (Plots 1-3 and car port serving Plot 4) (Part alternative to AL/69/10 and AL/89/10)



Land rear of Swan Court, Pine Close, Westergate PO20 3AE

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1.0 INTRODUCTION

- 1.1 This application proposes the erection of Erection of 3 No. Detached Dwellings (Plots 1-3 and car port serving Plot 4) (Part alternative to AL/69/10 and AL/89/10). The application is submitted on behalf of the applicant and landowner Wilson House Ltd.
- 1.2 This planning application seeks to improve the relationship of three dwellings permitted as part of previous applications on this site. Among other things, it is proposed to provide three dwellings that would be detached as opposed to the link-detached dwellings previously approved. Minor alterations are also proposed to the fenestration within the three approved plots.
- 1.3 The applicant has laid foundations to Plots 3 and 4 to implement planning permissions AL/69/10 and AL/89/10 at this site. Whilst the works to Plot 4 are evident as there is brickwork coming out of the ground, the implementation of the consent for Plot 3 is less apparent. It is understood that the Plot 3 flank wall foundation has been poured and has been covered over. The works to implement the two planning consents have been inspected by the Council's Building Control Team.
- 1.4 The application would redevelop vacant land to the east of the Swan Court flats. In doing so, the proposed development would bring back into use vacant land and, therefore, make efficient use of land within the settlement boundary of Westergate.
- 1.5 In terms of housing land supply, the proposed development would represent a windfall site and would make a contribution, albeit a small one, to the Council's five-year housing supply figures. The development would also add to the stock of family housing available in the locality.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 Westergate is a village situated at the junction of the Chichester to Littlehampton Road (B2233), and the London to Bognor Road (A29). A public house lies at the crossroads which has been there since the Seventeenth Century. Westergate grew substantially during the last century, particularly to the south along the A29 and to the north-east (Ivy Lane, Ivy Close, St Richard Road, Lime Avenue and the site known as Westergate Community School. In the recent past sites at Oak Close and Old School Place have also been developed. Open land defines the constricted space between Westergate and the western end of Eastergate, which is bounded by Church Lane.
- 2.2 The application site is identified by the inclusion of a red edge. It is located on the eastern side of Westergate Street (A29) and includes vacant land to the east of the completed Swan Court flatted development and the private access road which runs from the A29 Westergate Street. The land between the frontage dwellings 'The Homestead' and 'Sunnyside' is intersected by a public footpath which runs east directly from the A29, and then northeast (to the rear of The Homestead). This is flanked on its western side by a line of trees and hedgerow. Just east of the The Homestead, adjacent to the public footpath, is a line of trees that are covered by a Tree Preservation Order. The dominant species of the trees are Ash and Sycamore.
- 2.3 The application site is situated in a sustainable location, being positioned adjacent to the A29 and regular bus services provide access to the major conurbations of Bognor and Chichester as well as Barnham and Arundel. In addition, the main line station is less than 2.5 miles distant from the site. There is a local shop within 100 metres of the proposed development site and amenity and infrastructure are located along the Westergate Road and Barnham Road. There are also three schools within walking distance of the site, including Westergate Community School and Aldingbourne School.
- 2.4 The site is situated within the built up area as defined in the Arun District Local Plan, which states that development or redevelopment will be permitted within the built-up area boundary, subject to other policies within the Local Plan.



Access to the site from A29 Westergate Street



Building site to the east of Swan Court flats where four houses will be erected



Plot 4 partly constructed



North-eastern corner of site where Plot 1 will be constructed

3.0 RELEVANT PLANNING HISTORY

- 3.1 I have listed below the planning permissions relevant to this site and the adjoining one, excluding the ones associated with the individual flats at Swan Court.
- 3.2 AL/23/06/ Proposed development for 4 new houses, 8 new flats. (Resubmission of AL/128/05/) – Permitted 29 June 2006 – **Permission implemented by construction of the block of flats**
- 3.3 AL/50/06/ Car parking layout, garage and bin store (amendments to development previously approved under application AL/23/06/) – Permitted 3 September 2008. **Expired**
- 3.4 AL/95/09 Erection of 4 No. detached dwellings (Plots 1-4) (part alternative to permission AL/23/06/) – Permitted 29 October 2009. **Expired**
- 3.5 AL/69/10 Erection of 1 No. detached dwelling (Plot 3) (Part alternative to permission AL/95/09 – Permitted 10 September 2010 – **Permission implemented by laying foundations for Plot 3**
- 3.6 AL/89/10 Erection of 4 no. detached dwellings (Plots 1-4) (Part alternative to permission AL/23/06) (Resubmission of AL/95/09) – Permitted 8 October 2010 – **Permission implemented by part construction of Plot 4**
- 3.7 PAA/115/12 Pre-Application advice for proposed alterations to plot 1 approved as part of application AL/89/10 – Advice received 25 October 2012
- 3.8 AL/114/12 Erection of 4 No. four bedroom detached dwellings with associated car ports & extension of existing access road to serve site – Permitted 11 April 2013

4.0 PLANNING POLICY

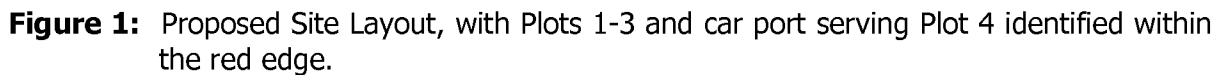
- 4.1 The National Planning Policy Framework was published on 27th March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. At the local level, the "saved" policies from the Arun District Local Plan 2003 are used to determine planning applications, together with the emerging policies of the Local Plan, which are now a material consideration in the determination of planning applications.

Arun District Local Plan 2003

- 4.2 Previous applications at the site have been considered against the "saved" policies GEN2, GEN7, GEN12 and GEN28 of the Arun District Local Plan and which should continue to be applied until such time as they are replaced by new policies within the emerging Local Plan.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 This application proposes the erection of Erection of 3 No. Detached Dwellings (Plots 1-3 and car port serving Plot 4) (Part alternative to AL/69/10 and AL/89/10). The application is submitted on behalf of the applicant and landowner Wilson House Ltd.
- 5.2 Firstly, planning permissions AL/69/10 and AL/89/10 have been implemented by laying foundations for Plot 3 and by partly building Plot 4.
- 5.3 It is proposed to make changes to the approved dwellings (Plots 1-3) and the car port serving Plot 4, which are outlined below. At the same time, a separate non-material amendment application is being submitted to the Council for alterations to the fenestration within Plot 4.



Car parking is still to be provided in the form of a detached double garage for Plot 1 with a single parking space to its western side, but the double garage is now proposed to be built closer to the northern boundary than previously approved under AL/89/10.

5.6 There would be a smaller first floor bedroom window serving this dwelling within the front elevation. To the rear, the single storey family/dining room has been reduced in size so there would be no projection beyond the rear wall, compared with the dwelling approved under AL/89/10.

- 5.7 The fenestration within the northern side elevation of Plot 1 would be unaltered, save for the addition of the roof light window to serve a first floor bedroom ensuite. The southern side elevation would be subject to much alteration due to this elevation no longer being linked to the Plot 2 garage. As a result, windows and doors are proposed on the ground as well as at first floor level. The two previously-approved roof light windows within this elevation are now shown to be omitted.

Plot 2

- 5.8 Plot 2 would now benefit from no longer being linked to Plot 1 and as a result the property could now be accessed from its side, northern elevation. The overall plot would be marginally wider due to the reduction in size of the adjoining plot to the north. Window proportions are proposed to be changed within the front and rear elevations. The number of windows within the southern side elevation would increase from two to five when compared with the previous approval AL/89/10.

Plot 3

- 5.9 Plot 3 has been completely redesigned from that approved under AL/69/10, with the removal of a single bedroom from within the roof space and the roof lights required to bring light to that room. The redesigned property has also been 'handed' so that its front door is now away from the property's adjoining carport. A bay window has also been added to the front elevation.
- 5.10 Due to the 'handing' of the property, the rear French doors serving the family room and are on the other side of the elevation. The other noticeable change to the rear includes the enclosing of the rear elevation of the dwelling's carport, by adding weatherboarding.
- 5.11 This dwelling would be erected on a slightly wider plot but would still provide 4 bedrooms as previously consented under AL/69/10. The foundations that have been constructed to implement that permission would also serve the newly-designed dwelling.
- 5.12 Plot 4 would still be built on a plot of the same width as previously approved under AL/89/10 and therefore does not form part of this application.

Plot 4 Car Port

- 5.13 The proposed carport to serve this plot would be built to abut the dwelling compared with having a small gap in between as previously approved under AL/89/10.
- 5.14 The parking provision for all the plots remains unchanged from that previously considered by the Council in determining applications AL/69/10 and AL/89/10.

Affordable Housing Statement

- 5.15 This proposed development does not include any onsite provision for affordable housing as the number of units being proposed does not meet the required threshold. However, the applicant will make provision for a payment in lieu of onsite provision of affordable housing by providing a signed s.106 unilateral undertaking to the Council.
- 5.16 The Council is seeking from developments of 1 to 14 units an affordable housing provision of 15% across the District. The applicant's s.106 unilateral undertaking will make provision for a payment of £6,624 to the Council towards the provision of affordable housing.

Arboricultural Issues

- 5.17 In May 2014, CBA Trees Ltd was commissioned to undertake an arboricultural survey of the existing trees on site. The survey was carried out within the recommendations of British Standards 5837:2012 and current arboricultural practice.
- 5.18 CBA Trees Ltd has produced an Arboricultural Development Statement to accompany the planning application. This document includes the results of the tree survey carried out in May; root protection details for all surveyed trees and a method statement to ensure the development can take place without an adverse impact upon retained trees.
- 5.19 Tree 7 is a low grade tree with evidence of *Inonotus hispidus* fruiting bodies that have been growing on the trunk. It is not considered to have a long term

retention value and has been accepted by Arun District Council that it can be removed under planning permissions AL/95/09, AL/69/10 and AL/89/10.

- 5.20 A total of 7 (seven) individual trees and 1 (one) group of trees can be retained within the development as detailed within the report. CBA Tress believes that the trees highlighted within the report can be retained without undue stress on their long-term health.

Ecological Issues

- 5.21 To assess the existing ecological interest at the site, a consultant of Middlemarch Environmental Ltd undertook a site visit on the 21st May 2014, following which a Preliminary Ecological Assessment has been prepared.
- 5.22 The application site includes a number of habitat types such as bare ground, hardstanding, scattered trees, tall ruderal vegetation and scattered scrub.
- 5.23 The Ecologist includes two recommendations relating to habitats on site and two relating to protected/notable species within the Preliminary Ecological Assessment, a copy of which is submitted with the planning application.

Foul and Surface Water Drainage

- 5.24 Opus International Consultants (UK) Ltd has been instructed to prepare a brief foul and surface water drainage statement for submission with this planning application. The statement includes plans identifying how the proposed dwellings would connect to the public foul sewer and where soakaways have been installed at the site.

Landscaping Strategy

- 5.25 The submitted site layout plan (1643 01 C) includes indicative planting throughout the site, which would be subject to a detailed landscape design.

Bin Storage and Collection Provision

- 5.26 Bins would be stored within each property's curtilage and the collection points would be provided as indicated and as previously approved.