

PLANNING, DESIGN & ACCESS STATEMENT

Demolition of existing dwelling and construction of 3 no. 2-bed, 3 no. 3-bed and 4 no. 4-bed dwellings, access, landscaping and associated works

at

Springfield
Hook Lane
Aldingbourne
PO20 3TE

May 2019

Ref: NM/19029



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1.0 INTRODUCTION

1.1 This Planning, Design & Access Statement has been prepared on behalf of Domusea Developments Ltd. It accompanies a full planning application for the construction of ten dwellings and associated works on land adjacent at Springfield, Hook Lane, Aldingbourne, PO20 3TE.

1.2 The application site is located within the Built-Up Area Boundary of Aldingbourne where new residential development is acceptable in principle providing it accords with other national and local planning policies. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide an additional unit of housing and achieving the aims of sustainable development.

1.3 Plans and information submitted in support of the application comprise the following:

- Location Plan: 1186/SK01 Rev 01
- Proposed Block Plan: 1186/SK02 Rev 01
- Proposed Context Plan: 1186/SK03 Rev 01
- Proposed Site Plan: 1186/SK04 Rev 01
- Plot 1 - Floor Plans: 1186/SK05 Rev 01
- Plot 1 - Elevations: 1186/SK06 Rev 01
- Plots 2 & 3 - Floor Plans: 1186/SK07 Rev 01
- Plots 2 & 3 - Elevations: 1186/SK08 Rev 01
- Plot 4 - Floor Plans: 1186/SK09 Rev 01
- Plot 4 - Elevations: 1186/SK10 Rev 01
- Plot 5 - Floor Plans: 1186/SK11 Rev 01
- Plot 5 - Elevations: 1186/SK12 Rev 01
- Plots 6, 7 & 8 - Floor Plans: 1186/SK13 Rev 01
- Plot 6 - Elevations: 1186/SK14 Rev 01
- Plots 7 & 8 - Elevations: 1186/SK15 Rev 01
- Plots 9 & 10 - Floor Plans: 1186/SK16 Rev 01
- Plots 9 & 10 - Elevations: 1186/SK17 Rev 01
- Garage Elevations - Sheet 1 of 2: 1186/SK18 Rev 01
- Garage Elevations - Sheet 2 of 2: 1186/SK19 Rev 01
- Highways Technical Note
- Tree Constraints Plan

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- Existing Tree Schedule
- Preliminary Ecological Appraisal
- Planning, Design & Access Statement

2.0 THE SITE

- 2.1 The application site is located on the eastern side of Hook Lane within the parish of Aldingbourne and within the Built-Up Area Boundary. The area is characterised by a variety of housing types from the linear development of detached and semi-detached two-storey dwellings and bungalows fronting Hook Lane, to the higher density developments of St. John's Close and Belle Meade Close to the south east of the application site.



Fig 1 - Google aerial view of the site

- 2.2 Springfield is a modest detached bungalow set between chalet style properties, situated within a linear pattern of development fronting Hook Lane. Residential development extends north fronting the highway on the eastern side of Hook Lane, whilst to the western side residential development is more sporadic and a large plant nursery 'Fleurie Nursery' is situated on land opposite the application site.

- 2.3 The application property is situated within a substantial plot measuring 0.46 hectares. The property is set adjacent to the highway with an area of hardstanding and vehicular access to the north of the dwelling. At the road frontage the site measures 17 metres wide for roughly the depth of Springfield. Beyond the existing dwelling the site widens and forms a large rectangular plot measuring approximately 43 metres deep by 85 metres wide. Immediately to the north a large field accessed from Hook Lane has been comprehensively developed with 79 new 2, 3 and 4-bed houses by David Wilson Homes. The site known as 'The Furlongs' was approved under AL/39/13/OUT and built out under reserved matters LA Ref: AL/107/16/RES, see below.

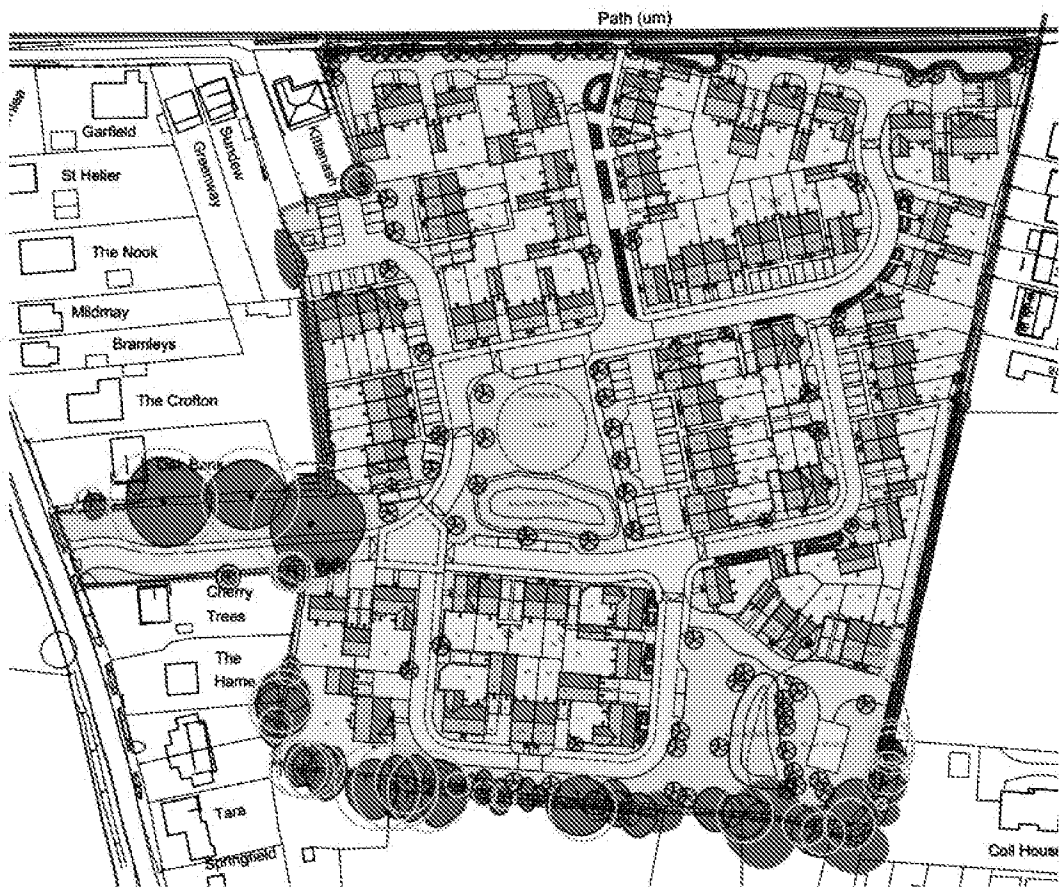


Fig 2 - Land west of Hook Lane 'The Furlongs' AL/10/16/RES permission for 79 houses

- 2.4 In addition land at Barnside, on the western side of Hook Lane above Fleurie Nursery, has permission under LA Ref: AL/8/6/OUT for a development of 14 new homes, allowed on appeal. Initially allowed on appeal in March 2017 the decision was quashed by the High Court and the appeal was re-examined. A second Inspector's decision was subsequently issued in May 2018, superseding the initial decision but also allowing the outline application for 14 houses. The reserved matters application is currently under consideration by Arun District Council, the site plan for which is included below.

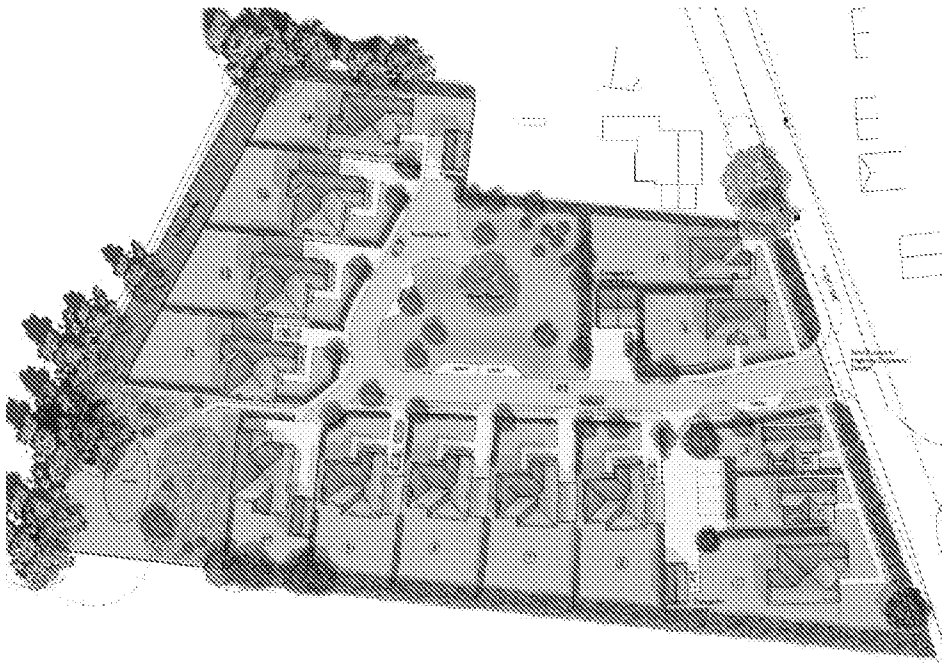


Fig 3 - Proposed site plan for Barnside, Hook Lane. LA Ref: AL/33/19/RES

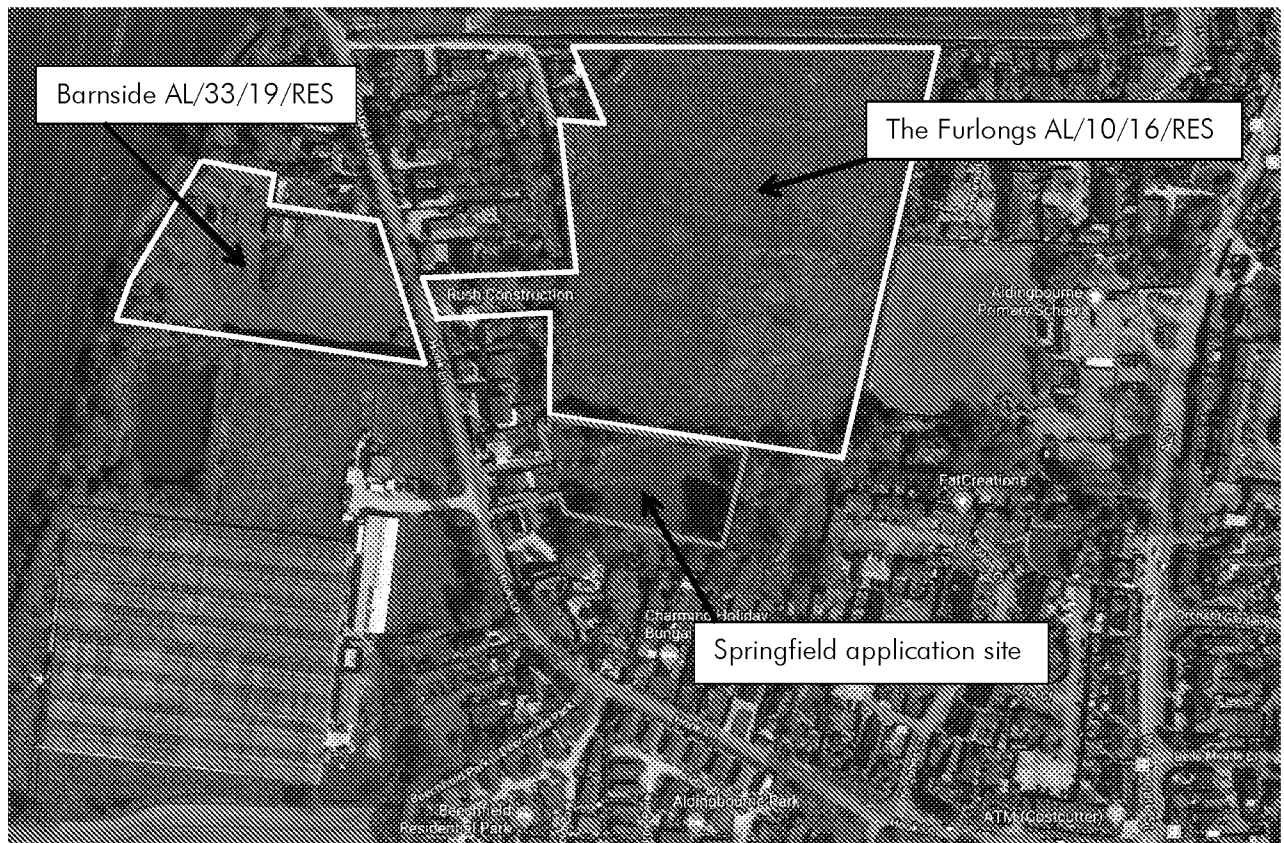


Fig 4 – Application site in context of recent permissions

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (2018) and the adopted Arun Local Plan 2011-2031.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 3.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five year supply of deliverable sites for housing.

- 3.4 On design, paragraph 127 the NPPF require decision to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.5 We consider the application proposal to be compliant with the National Planning Policy Framework.

Adopted 2011-2031 Arun Local Plan

- 3.6 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.
- 3.7 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy D SP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy D DM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.
- 3.8 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. The Tree Constraints, including the protection of a tree covered by a Tree Preservation Order on the site, are dealt with in the statements submitted in support of the application.
- 3.9 Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.

- 3.10 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 3.11 The Aldingbourne Neighbourhood Development Plan was 'Made' on 9th November 2016. Policy H6 of the Neighbourhood Plan deals with windfall sites and states:

Permission will be granted for residential developments on infill and redevelopment sites within the built up area boundary subject to the following conditions being met:

- i. The scale and design of the development is appropriate to the size and character of the settlement.
- ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings.
- iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes;
- iv. Land is demonstrated to be used effectively and comprehensively;
- v. Wildlife must be conserved or enhanced.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The site is located within the Built-Up Area Boundary of Aldingbourne. Springfield is a substantial plot located firmly within the built up area in a semi-rural position on Hook Lane and currently comprises a detached bungalow as shown below at Figure 5. The redevelopment of the site for 10 houses would make a positive contribution to housing supply and make more effective use of this large site, contained within existing built form and seen in the context of the 79 new houses to The Furlongs to the immediate north of the site.



Fig 5 - Application site outline in red

Design Principles and Appearance

- 4.2 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as tiled roofs with timber cladding or tile hanging to the gables and upper floors, and red stock brick work. A detached chalet style house (Plot 1) is proposed fronting Hook Lane and adjacent to the proposed access road serving the nine houses to the rear, following the linear pattern of existing development to the road frontage.



Fig 6 - Plot 1 front elevation

- 4.3 A cul-de-sac arrangement is proposed beyond the site frontage with a development of detached and link detached two-storey houses with varying roof forms and complimentary materials palette. Three properties are proposed to the north of the access road with the remaining six properties forming a linear pattern of development to the south. Properties to the south have gardens in excess of 10 metres, and are orientated facing south, with the northern properties orientated east-west, with Plots 3 and 4 facing each other flanking the turning head. Parking is proposed within garages and to hard standings, with each property benefitting from either a single or double garage with 2 or 3 no. parking spaces per dwelling, as shown on the site plan below.

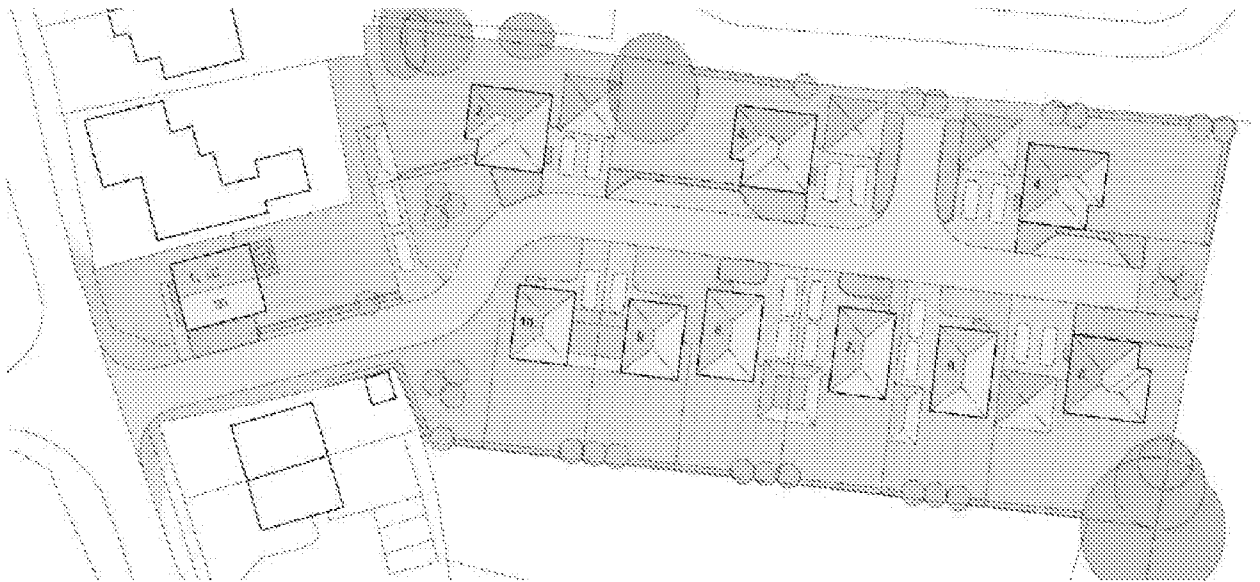


Fig 7 - Proposed Site Layout Plan

Layout

- 4.4 The application site is a large plot covering 0.46 hectares. The layout of the proposed dwellings has been thoroughly considered in terms of separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers.

- 4.5 The location of the linear row of houses within the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. The replacement frontage property would have a rear garden in excess of 15m deep and retain sufficient space within the plot for an access to serve the rear development. Gardens to plots 9 and 10, the smaller 2-bed units, extend to 10m in length with the larger 3 and 4-bed properties to the north having garden depths of approximately 12m, with Plots 2, 4 and 5 set within more spacious corner plots.
- 4.6 The application site forms a rectangular plot of land approximately 43 metres wide point past the frontage property and extending a total of 115 metres back from the highway. The proposed development has been designed to make appropriate and effective use of the residential land available. The ten dwellings are proposed in an arrangement with a house to the site frontage, flanking the access road with Little Acres to the south, and a cul-de-sac arrangement of nine two-storey houses fronting the access. Parking is proposed at two to three spaces per dwelling with five further unallocated or visitor spaces giving a total of 29 parking spaces to serve the development.
- 4.7 Separation distances between the development and existing dwellings is more than sufficient to prevent overlooking or overshadowing of neighbouring properties, due to existing dwelling orientation. To the north properties at The Furlongs are separated from the application site by the road serving the new development and tree screening to the shared boundary. Separation distances to the properties to the north from the proposed development are approximately 15-18 metres where overlooking or over shadowing would not occur. Due to the orientation of the northern properties east-west and the separation distance across the access road overlooking within the site would also not occur.
- 4.8 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 4.9 The proposal is for ten houses, 4 no. 4-bed, 4 no. 3-bed and 2 no. 2-bed dwellings on a large plot of previously developed land measuring 0.46 hectares. The scale of the development is responsive to the site's surroundings with higher density development at The Furlongs to the north and houses to the east. The elevational drawings submitted show the proposed dwellings would not exceed 8 metres in height. Roof forms vary from able to half-hipped in order to order variety and interest to the street scene and reduce mass and bulk. The ridge height accords generally with built form in the vicinity.

- 4.10 It is considered the house designs and site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the surrounding form of residential development local to provide much needed additional housing within the district without resulting in harm to the character of the area.

Amount and Use

- 4.11 The proposed development comprises ten houses on a site measuring 0.46 hectares. The scheme comprises a well-balanced layout and appropriate house design for its location within existing residential development. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.12 The proposals would result in a new access arrangement from Hook Lane to the south of the newly developed Plot 1, measuring 4.8m wide and with required visibility splays in order to serve the ten dwellings. The scheme would provide adequate turning and parking provision for each house and turning head at the eastern end in order that refuse vehicles are able to access the site. Each dwelling would benefit from two to 3 parking spaces with each house benefitting from a garage and five further unallocated spaces for visitors resulting in a total of 29 parking spaces to serve the development.
- 4.13 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The existing access arrangement will be utilised and improved allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscaping

- 4.14 The site benefits from a well landscaped northern boundary with mature trees and planting. The proposals have been fully informed by a tree survey including a tree constraints and protection plan to ensure the proposed development would not adversely affect existing high quality landscaping that positively contribute to the amenity of the area. A number of low quality trees are proposed to be removed in order to facilitate the development. 'No-dig' and ground protection area are identified on the plan in order to protect root protection zones. It is accepted that landscaping could be controlled by condition in the usual way.

5.0 CONCLUSION

- 5.1 The application is for the demolition of the existing dwelling and the construction of ten dwellings on land at Springfield, Hook Lane, Aldingbourne. The site is located within the defined Built-Up Area Boundary of Aldingbourne and as such is situated in a sustainable location.
- 5.2 It is considered that the proposed scheme presents a well-balanced and spacious residential development designed to a high standard. The proposed dwelling would make a positive contribution to the townscape of Aldingbourne whilst maintaining the character of the area.
- 5.3 The small scale residential scheme would make efficient use of existing residential land in order to deliver a single additional dwelling in context with the surrounding pattern of residential development and would make a useful contribution to the supply of local housing market.
- 5.4 For the reasons set out in this statement above the application proposal complies with the Arun District Local Plan 2011-2031 and the overarching objectives of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.