

## **Supporting Design & Access Statement (DAS)**

### **Land to the South of Sundown Littleheath Road Fontwell BN18 0SR**

#### Introduction

This statement is in support of the redesign of the previously approved 4 bedroom residential C3 Class dwelling on land to the South of Sundown, Littleheath Road Fontwell West Sussex BN18 0SR. The original application reference AL/62/19/PL was submitted 17 July 2019 and the Appeal Reference No.

**APP/C3810/W/19/3241407** which was allowed on 10 December 2020. This supporting statement outlines the proposal, which in essence is very similar to the approved, but a some of the alterations are beyond what would be acceptable to ADC as a non-material minor amendment.



#### **Aerial Image (Site within Red Line)**

The application site and its red ownership site boundary and agricultural land declaration have not altered since the first application and planning appeal approval.

#### Executive Summary

**It has been demonstrated through the planning appeal process that the siting of the dwelling is acceptable on this site and would not constitute a harmful element to the area. The proposal within this application is in principle the same as the approved document, but with a number of changes and improvements to the scheme.**

**The issue of being outside the Built-up Area Boundary (BUAB) has been reviewed and discussed within the Appeal officers report which finds the proposal acceptable.**

Site Description & Locality Description

The application site is a parcel of land which formed a portion of the garden to Sundown located at the semi rural junction of Littleheath Road and Dukes Road in the Parish of Aldingbourne. Sundown has an



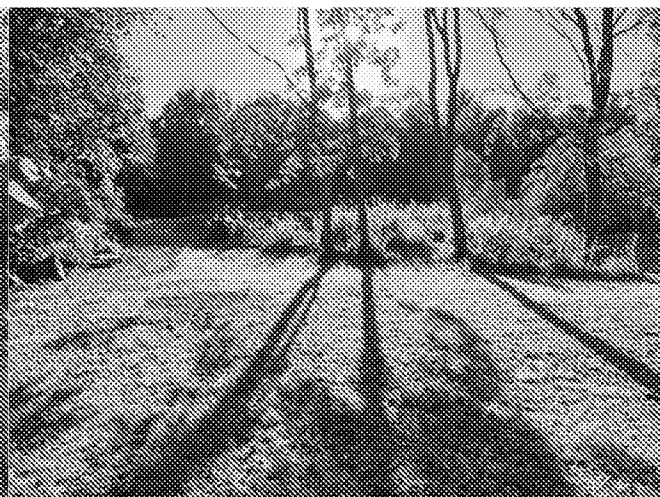
overall plot area of 5259m<sup>2</sup> of which 1778m<sup>2</sup> is proposed for the application site. Access to the application site is gained directly off Littleheath Road on the Western Boundary, South West corner, though an existing vehicular gate access point.

The site is fronted, by a fence and hedging (Western boundary), with mature laurel hedging to the South and scrub bushes and trees to the Eastern boundaries. The Northern Boundary is a timber fence that splits the application site from the host site, Sundown.

The site has two distinct levels, an upper level for the front portion (West) of the site and a lower section to the rear (East) which has a number of tall self-seeded trees and a steep bushed embankment on the Eastern Boundary.



View Eastwards



View Westwards

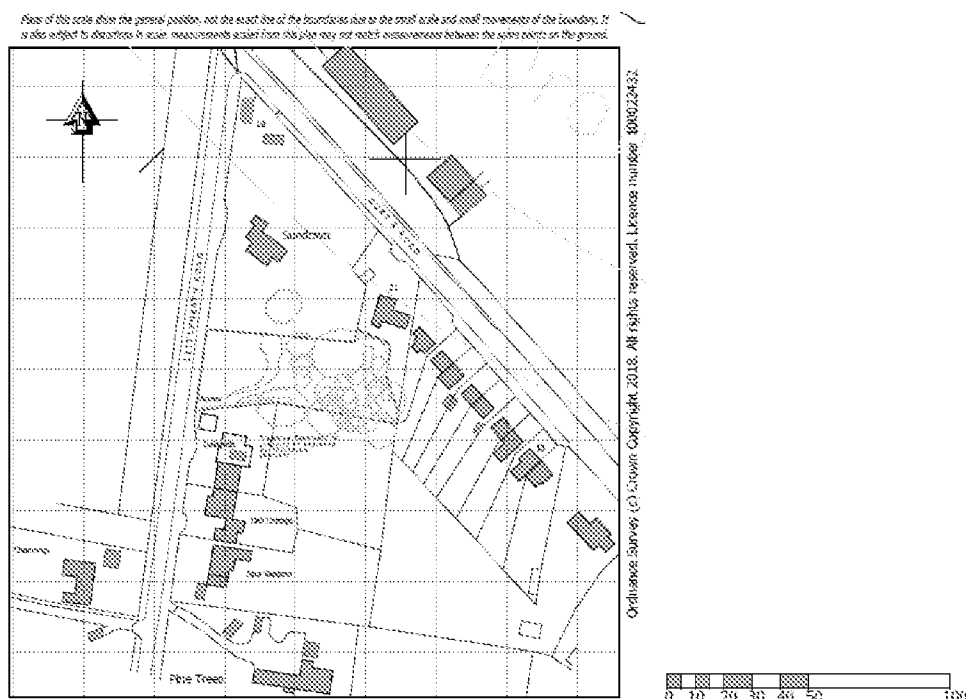
The site is also confirmed to be:

- Within a Flood Zone 1 with no specific flood issues
- Not within the grounds of a Listed Property and not containing a listed Building
- Not within a conservation area
- External to the Southdowns National Park Boundary
- Does not contain a scheduled monument or is a scheduled monument
- No TPO trees are identified on the site known as Sundown or adjoining sites
- The site is not occupied under an agricultural tenancy or an agreement that has been terminated



The current property Sundown, which has one of the larger plots in Littleheath Road, is a relatively small 3 bedroom bungalow on a very large plot, which produces a very low density of dwellings per hectare, resulting in underutilised and inefficient use of land in a residential setting.

Sundown (South Elevation)



**Site Location Plan** (Application Site noted with red boundary)

A Phase 1 Ecology Assessment has been undertaken by Ecosupport during May 2019 and updated in September 2020 plus a separate email note relating to the Field Mouse in October 2020 and a wider Shadow Habitats Regulations Assessment (HRA) in October 2020, which supports the LPA's Biodiversity Checklist, which is also included within the application package. This report has been submitted as part of the application package. Ecosupport outlined the aim of the assessment under section 2 of their report which noted:

*A Phase I Habitat Survey is the first step in assessing the potential ecological effects (or lack of) of a proposed development, and determines whether or not (and which) Phase II Protected Species Surveys are required. The objectives of this survey were as follows:*

- *Identify current land use and distribution of broad habitat types including plant communities of ecological importance*
- *Identify and classify any priority habitats*
- *Assess the ecological value of the site*
- *Identify any signs of protected species and potential features that may support them*
- *Identify all relevant legislation and policy* • *Make recommendations for further survey work as appropriate*
- *Make recommendations for appropriate enhancements.*

The site contains a number of trees and mature hedging which have been reported on within the Arboricultural Assessment Report prepared by Beechdown Ltd . This covers the tree impact assessment and the protection and working mitigation. The trees to the rear of the site provide some ecology and ecosystem for wildlife. None of the trees on the site or adjoining site are covered by a TPO.

Trial trenches have been excavated on site under supervision of Beechdown Ltd to establish the position of roots to ensure drainage trenches and soakaways don't damage the trees.

Whilst the site falls outside the "built up area boundary" (BUAB) as noted under the Arun Local Plan and Aldingbourne Neighbourhood Plan. The Planning Appeal covered this aspect of the proposal and noted the following under clauses 10- 12

*10. The site is located amongst other dwellings. I have found that the character and appearance of the area would not be harmed and, although there is anecdotal evidence of dormouse populations around the site, conditions can ensure that these protected species are not harmed. There are capacity problems in nearby sewerage infrastructure that could lead to pollution, but connection to it is not proposed. There is no substantive evidence of unsuitable ground conditions or flood risk at the site.*

*11. The Framework accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account. Rural housing should be located where it will enhance and maintain the vitality of rural communities. The proposal could provide some limited support to the services at Fontwell and there are options to travel to them by non-car means.*

*12. As such, while there are some limitations to the location in terms of accessibility, and only limited benefits from the construction of one dwelling, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as whole. The proposal, therefore, benefits from the presumption in favour of the sustainable development outlined at Framework Paragraph 11 and echoed in LP Policy SD SP1. This is a material consideration of substantial weight.”*

As such the presumption of approval for the development has been established and this application is to establish whether the changes would cause any harm to the local environment beyond what has already been approved.

The site sits within an eclectic mix of some 30 existing dwellings which border it's Northern, Southern and Easterly boundaries. The residential properties form two distinct formats, with Dukes Road being of long narrow style plots and Littleheath Road being of larger more irregular shaped sites of varying sizes and houses of different floor areas. The surrounding properties in Littleheath Road and Dukes Road have been extended over the years and are now much larger than their original size, providing accommodation for a greater population.

It is understood that Arun DC have still been unable to securely put in place a deliverable housing land supply to achieve a minimum 5 year supply and this is noted within the appeal approval.

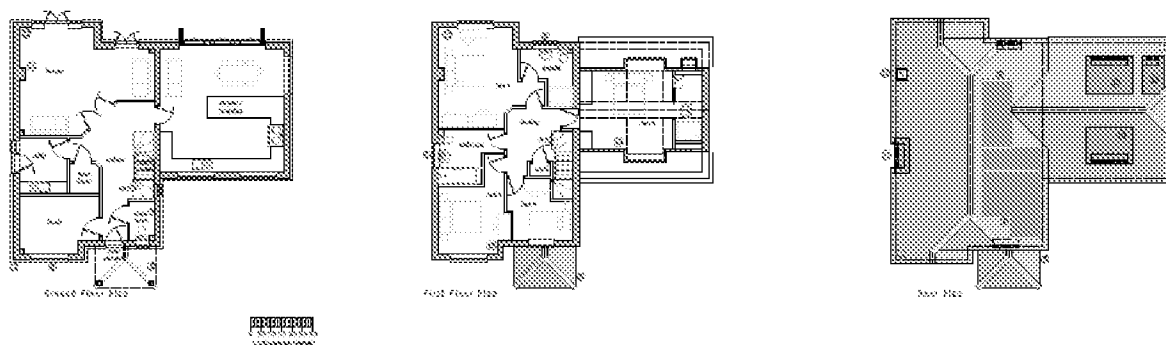
*Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF Annex 2)*

Following the original applications non-determination AL/62/19/PL submitted 17 July 2019 an Appeal was instigated under Reference No. APP/C3810/W/19/3241407.

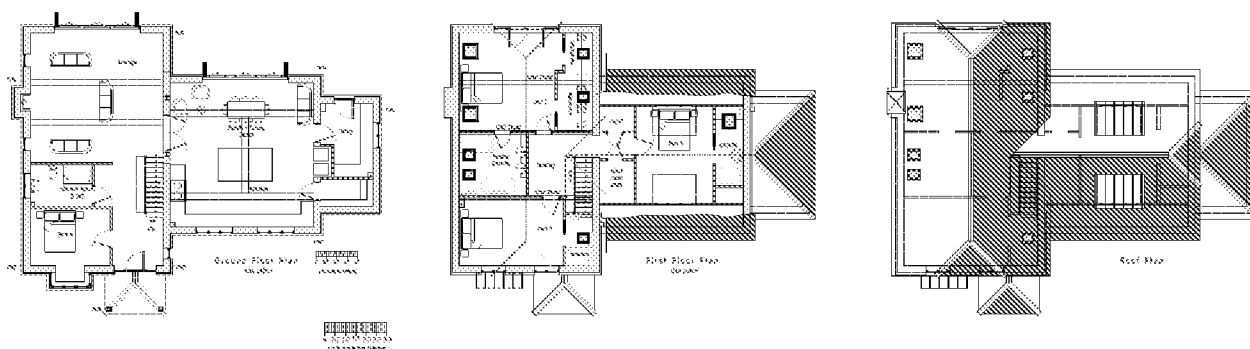
The appeal was subsequently allowed on 10 December 2020 by Inspector Matthew Bale BA (Hons) MA MRTPI. A copy of the appeal is included within the application package for clarity of the decision and conditions. As part of this revised application documentation for the clearance of these conditions is included. The conditions that require clearance relate to (3) Surface Water Drainage, (4) protection of trees and boundary vegetation, (5) External lighting, (6) Materials. The remaining conditions relate to performance criteria prior to occupation.

Since the approval of the original application (AL/62/19/PL) the applicant has sort to make a few non-material amendments(NMA) plus a few changes that would fall outside the NMA policy, but would fall within the permitted development rules should they carry out the works post occupation. In order to limit the construction timeframe, local disturbance from construction deliveries the applicant is now seeking to include all the changes into a new single replacement design application. The principles and description of the application are the same as the previously approved.

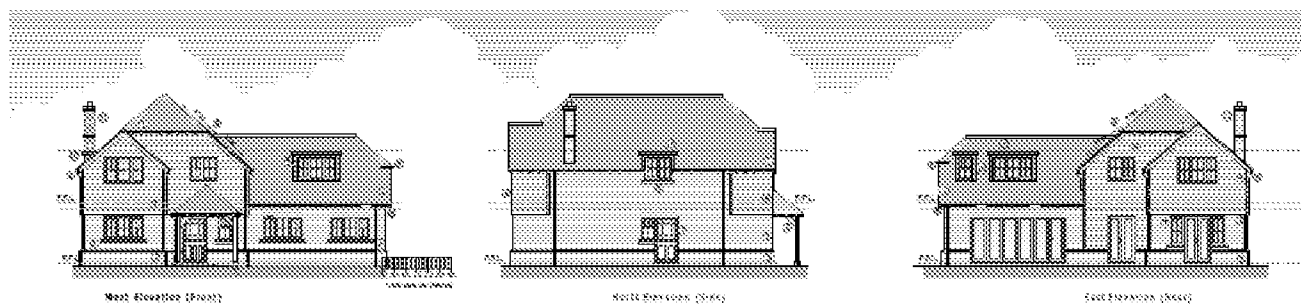
Within this section we have listed and noted the prime changes in text format plus a side by side view of the submission dwelling against the approved dwelling. One of the single largest changes is the relocation of the garage structure from the Northern Boundary to the Southern Boundary and the addition of a single storey pitch roof side extension on the Southern end of the building.



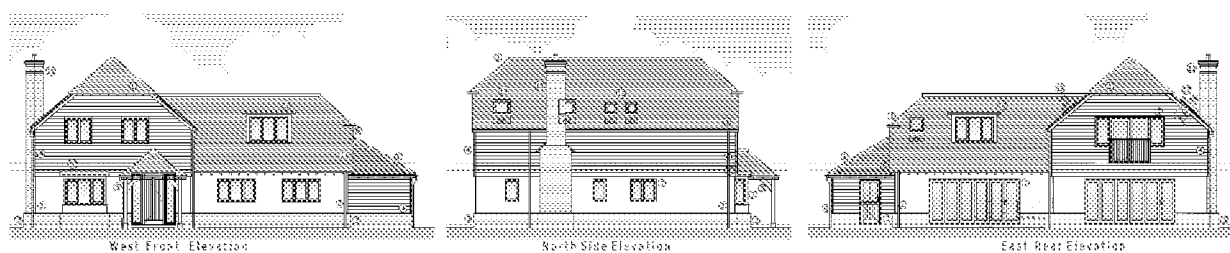
**Floor Plans - AL/62/19/PL**



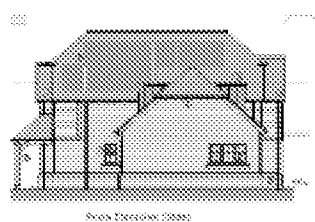
**Floor Plans - Proposed**



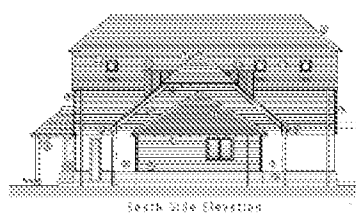
Elevations - AL/62/19/PL Dwelling (West – North – East)



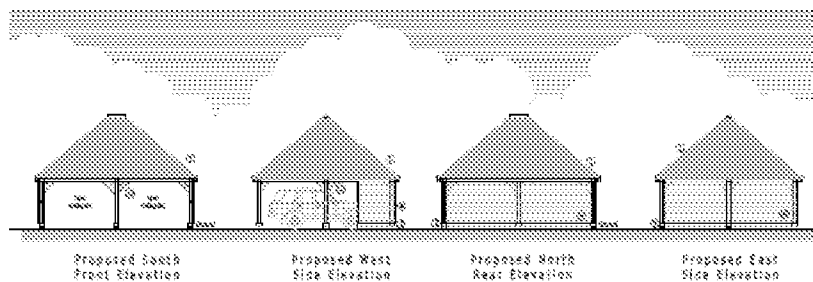
Elevations – Proposed Dwelling (West – North – East)



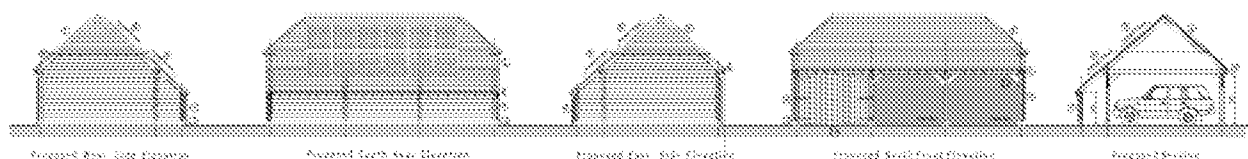
Elevation - AL/62/19/PL Dwelling (South)



Elevation – Proposed Dwelling (South)



**Elevations - AL/62/19/PL Detached Garage**



**Proposed Detached Garage Elevations**

**Table of Changes**

| Description / Location                    | Original                                  | Amendment                                                      | Difference |
|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------|------------|
| Northern Elevation Length<br>(not plinth) | 11515mm                                   | 12042mm                                                        | 527mm      |
| Overall West Elevation length             | 13352mm                                   | 14517mm                                                        | 1165mm     |
| Southern Wall length                      | 6550mm                                    | 7694mm                                                         | 1144mm     |
| Main roof Height (Northern Section)       | 7660mm                                    | 7910mm                                                         | 250mm      |
| Roof height (Southern Section)            | 5909mm                                    | 6209mm                                                         | 300mm      |
| Lower face finish                         | Brick                                     | Render                                                         |            |
| Room layout                               | Updated                                   | Sill 4 bedrooms                                                |            |
| Northern face window removed              |                                           | Now has two high level velux                                   |            |
| Chimney                                   | Was Internal                              | Now External                                                   |            |
| Window Style                              | Central Bar Style (vertical & horizontal) | Now simple plain glazing                                       |            |
| Front Two Storey projection               |                                           | Now merged to form a single Gable end feature                  |            |
| Front Elevation                           |                                           | Flat roof single rectangular bay with glazing on 3 sides added |            |
| Rear Two Storey projection                |                                           | Now merged to form a single Gable end feature                  |            |

| Description / Location               | Original                       | Amendment                                                                 | Difference |
|--------------------------------------|--------------------------------|---------------------------------------------------------------------------|------------|
| First Floor North Elevation          | Bathroom opening window        | Replaced with high level roof lights                                      |            |
| South Elevation                      |                                | New single storey hipped roof utility structure                           |            |
| Double Garage (Northern Boundary)    |                                | New double carport and attached enclosed garage with secure cycle storage |            |
| Face Brickwork above plinth detail   |                                | Replaced with smooth render finish                                        |            |
| PV Panels                            | On Southern face of house roof | Relocated onto Southern roof of garage structure                          |            |
| Site vehicular and pedestrian access | Original location              | Located 10m along boundary (northwards)                                   |            |

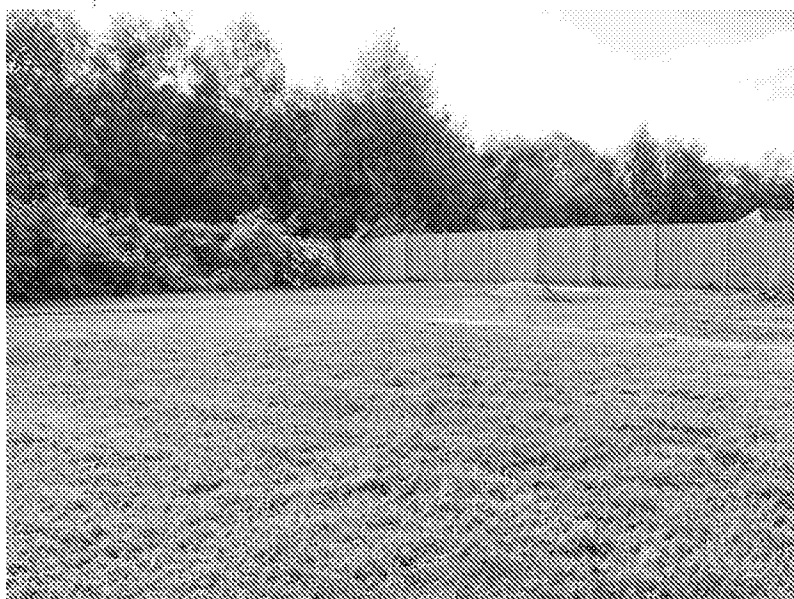
The proposal under the application is to sub-divide the existing Sundown site into two separate sites and erect a 4 bedroom dwelling with a detached three bay garage (2 open bays and 1 secure enclosed) under a pitched barn hipped roof using a highly energy efficient form of construction and technology base, to provide a dwelling that reduces it's impact on the natural environment and embodies renewable energy at its heart, helping to reduce greenhouse gas emissions, providing a low carbon home for the future, which will set as an example of what can be done with high quality design and planning. The GIA for the dwelling is 248.00m<sup>2</sup> and 56.8m<sup>2</sup> for the open car port area, which equates to a built area of 17.1% of the overall plot area.

The proposal is sympathetic to its environment and uses a mixture of timber cladding, smooth render and face brickwork to soften its façade and provide a dwelling that sits comfortably within the semi rural setting. The siting of the structure also respects the general "building frontage line" and is set back from the principle access point allowing for Littleheath Road to retain its semi rural feeling with hedges and soft verges. This in turn respects the close boundary of the South Downs National Park and the surrounding area. The PV panels are recessed and located on the rear South elevation of the garage and are not the first element to hit the eyes when viewing the dwelling.

The siting of the dwelling and its principal viewing windows are orientated in a East / West direction which fully respects the amenities of the surrounding properties and will have no impact if any, on overlooking onto neighbouring amenity areas.

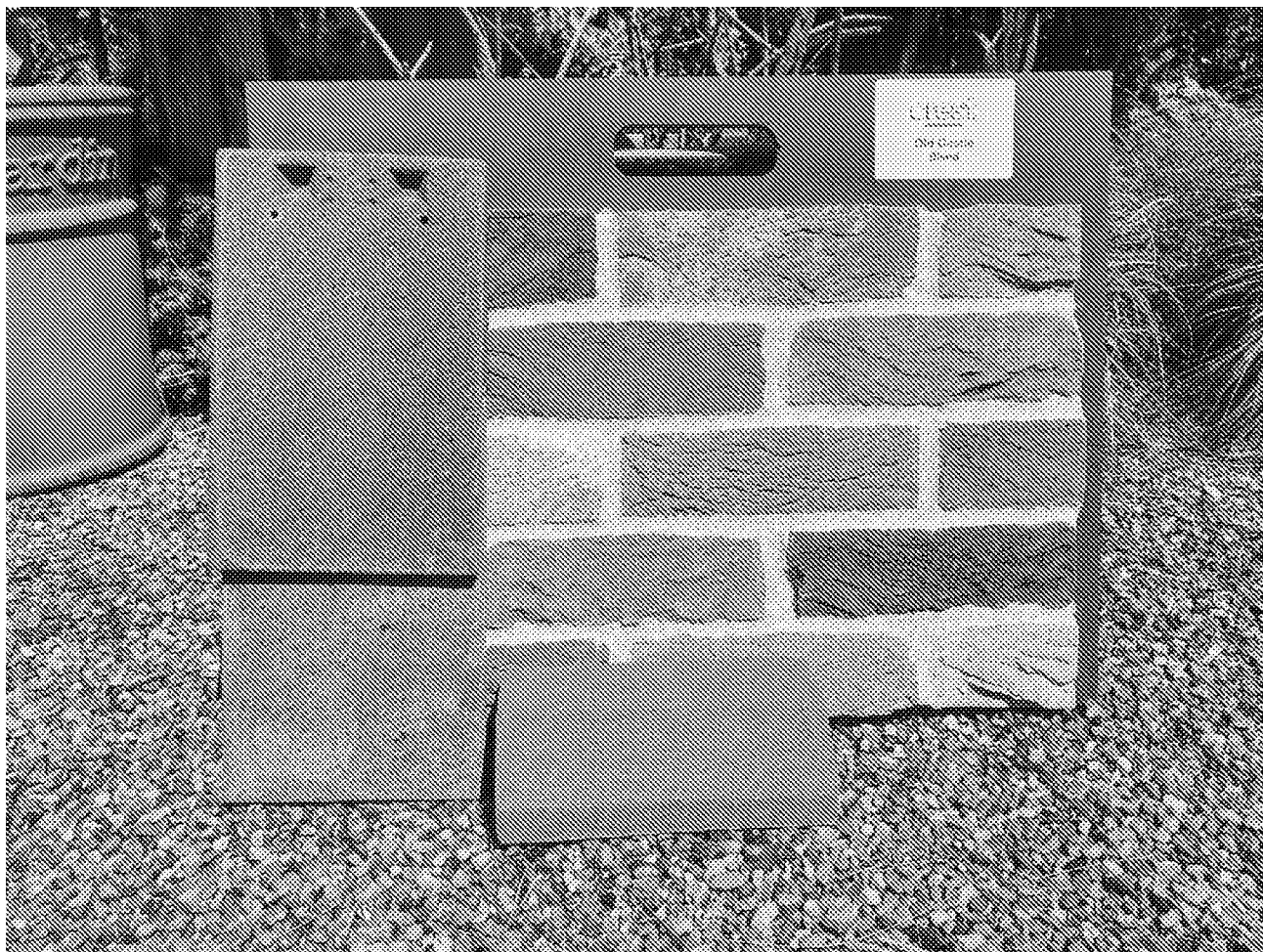


H J CONCEPTS LTD



View North West of main building area (Former Sundown garden area)

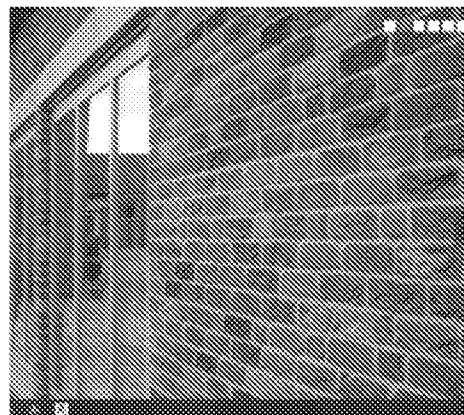
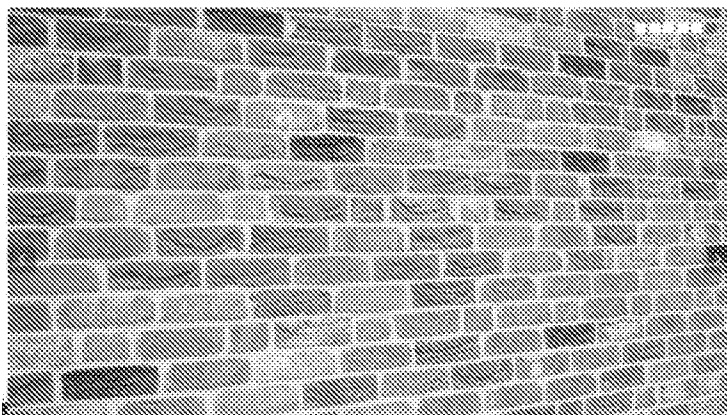
Materials



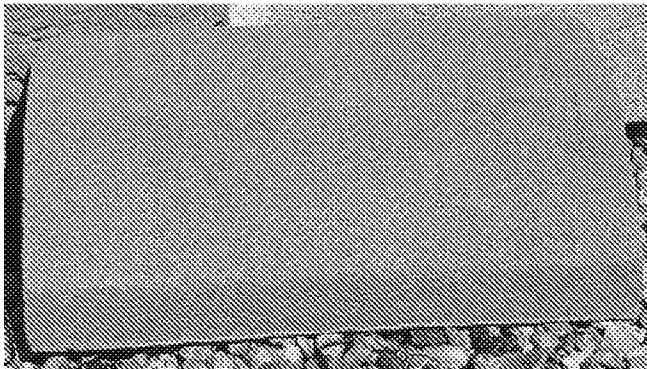
Roof Tiles – Bricks (Facing & Plinth Cap) (Actual Image of Materials)

Brickwork

Crest: Old Castle Blend facing brick in a light lime appearance mortar (Images courtesy of Crest website)

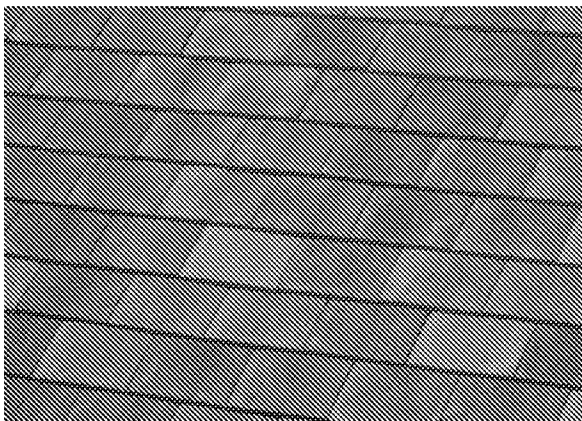


**Plinth Brick** – Wienerberger Warnham Stock Red Plinth Edge Brick  
(Between top of brick plinth and render)



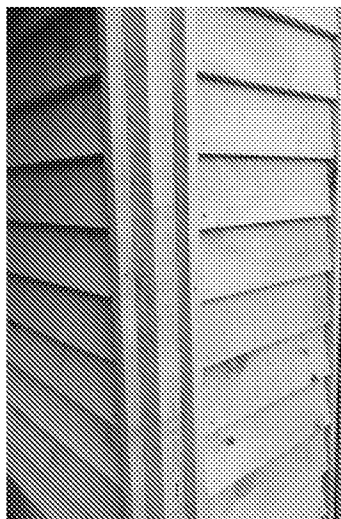
Roof Tiles (House & Garage)

Terreal – Rustique – Normandy Sandfaced Plain Clay tiles

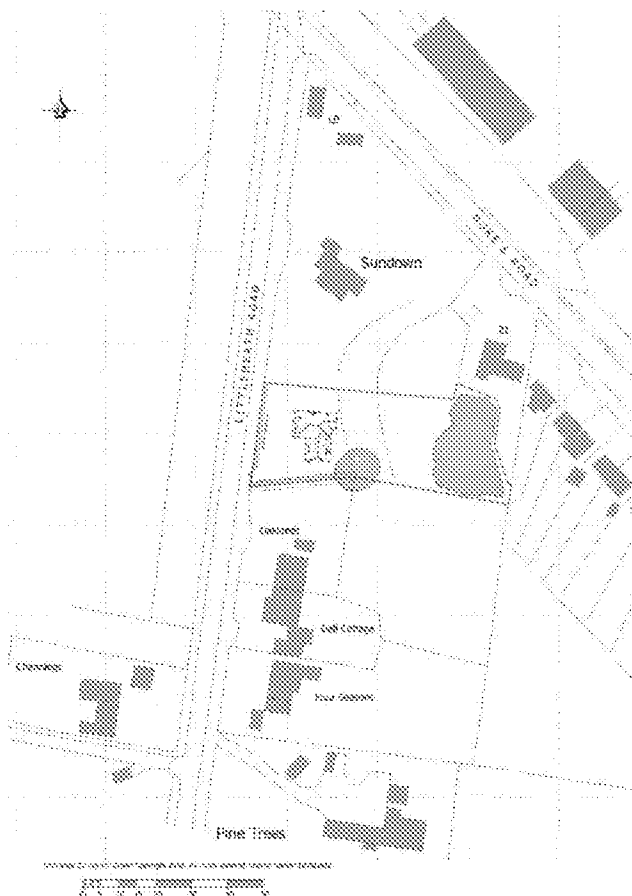


Oak Boarding & Framing (House and Garage)

Square Edge Oak boarding, Oak Posts and Curved oak knee braces



## Material Considerations

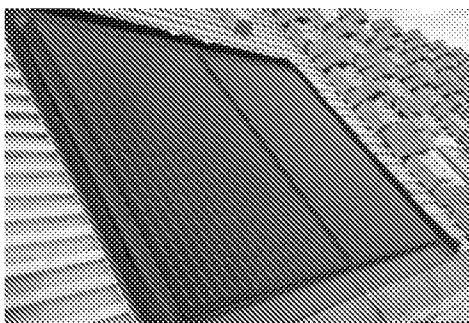


The proposal encourages redevelopment and efficient land use within the existing residential area by splitting the large existing residential site (NPPF 118 d, 122), thus reducing the need to sprawl into green belt zones and open countryside (NPPF 133, 134)

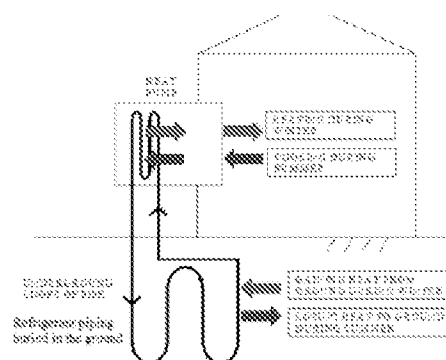
Whilst the site falls outside the BUAB it is intrinsically embedded within a residential setting and as such would not cause any harm to the wider countryside by increasing visual impact or cause the loss of any important high quality farm land or impact the availability of sharp sand and gravel within a minerals safeguarded area.

It should be noted that the proposal is for a single infill dwelling and not a significant development and as such would meet with the NPPF 103 statement and should therefore be fully supported by the LPA in this semi rural location.

The scheme proposes to adopt renewable energy formats in the form of PV, (Solar panels to the South elevation of the garage) and a ground source heating pump (GSHP) system to encourage a more sustainable and low carbon energy form of living which is essential to help reduce greenhouse gas emissions and mitigate climate change, along with utilising a timber frame structure as the use a primary form of construction that creates a carbon bank dwelling. NPPF 131 notes that “*great weigh should be given to outstanding or innovative designs that promote high levels of sustainability*”.



Recessed Solar Photovoltaic Panels (PV)



Ground Source Heat Pump (GSHP)

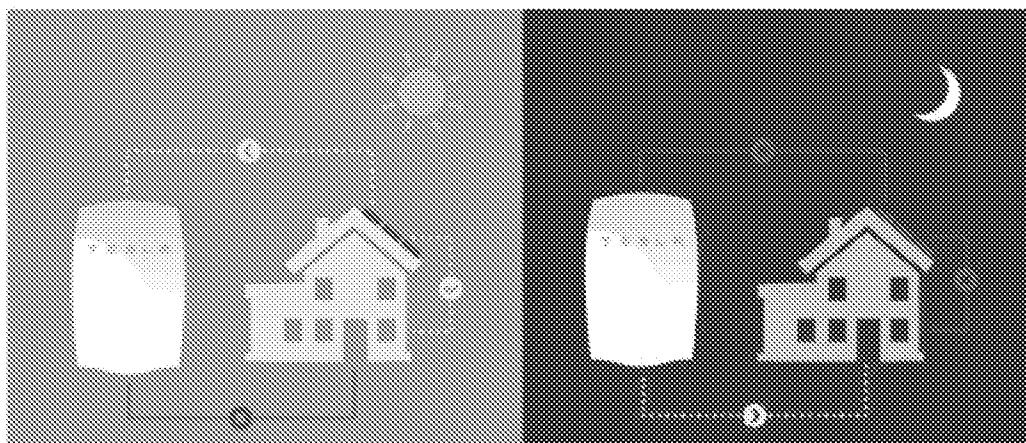


## H J CONCEPTS LTD



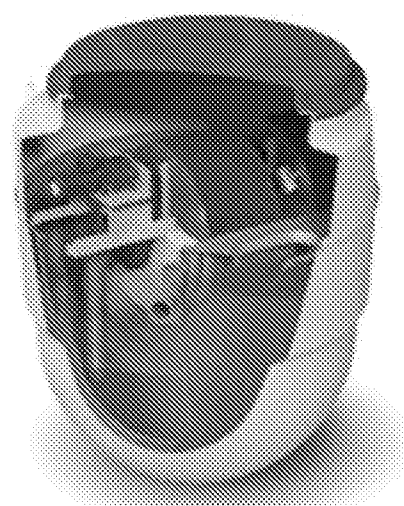
A Ground Source Heat Pump (GSHP) set up can dramatically improve the carbon emissions from a dwelling and given the available space the proposal is to install a vertical type closed loop arrangement, which along with 10 No. PV recessed roof panels on the Southern Elevation of the garage roof will provide considerably more than the minimum 10% of the total predicted energy requirements for the dwelling (ALP ECC SP2). As can be seen from the SAP Assessment the scheme achieves an energy reduction from renewables, which far exceeds the LPA's Policy of 10%

Teslar produce a range of batteries for energy storage from the roof PV panels. Currently these are not included within the SAPs for the dwelling as the software does not allow the inclusion but this is change in the near future, during 2021.



Normally, this process happens over the course of a day: when the sun is high in the sky and your solar panels are producing more electricity than you can use, the surplus energy is stored in your Tesla Battery. As the sun goes down and your solar panel production decreases, you draw on the electricity that you stored during the sunniest part of the day. Essentially, the Powerwall helps you balance out your electricity production and usage over the course of the day.

### Foul & Storm Drainage

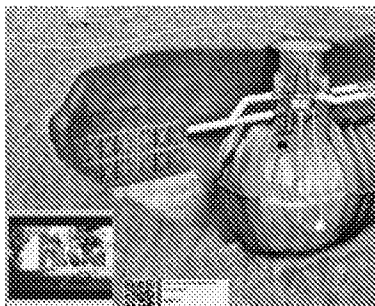


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highway, kerbside positioning of bins is within the recommendations of ALP WM DM1 and would not hinder general highway traffic or cause a general nuisance.

Parking areas are to be either paved with a permeable block paving or migratory gravel (or a mixture of) to aid water dispersion and filtration, therefore not adding to the cumulative impact of dispersing off site. (Drive areas can also have a migratory gravel finish, but the extent of this will be dependant on part M1 requirements.) Access paths are paved to provide a flush access to the front door and a smooth non migrator finish in accordance with the Approved Building Regulation Documents Part M1.

Sustainable Travel under the environmental objective (NPPF 8c) is also achievable adding to the overall sustainability of the proposal which contributes to the overall low carbon reducing proposal.

*“Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.”* (NPPF Annex 2: Glossary)

Whilst every effort is to position a property within a BUAB, this is not always possible given the other opportunities on sites that are under-utilised and inefficiently used and this was noted within the approved appeal decision. Sustainable transport is another part in the cog of “sustainability” wheel. The site as we know is outside the BUAB and is a infill dwelling that is a one off single property and not a significant or major development within an existing community of some 30 dwellings. Sustainable travel to a nearby village facility (NPPF 78) is achievable a number of modes, *“including walking and cycling, low and ultra low emission vehicles, car sharing”* With regard to cycling a route via access along Dukes Road to the facilities in Arundel Road via the underpass off Orchard Way. The distance noted by the website “Pedometer” is 1.52 km. The Planning Inspector noted the above elements and has made positive comments within the approved appeal decision of December 2020.

The site has more than sufficient space for the parking and turning of vehicles and for allowing for small delivery vehicles, which are now an everyday occurrence with online shopping. The proposal has storage for 4 cycles in the integral secure garage area, which is linked to the 2 open car bays.

Whilst the reliance on the private motor car cannot be eliminated, facilities are included for charging electric vehicles which can eliminate emissions and provide for a more sustainable for of transport plus the option of car sharing with adjoining neighbours.

Access to larger commercial centres are within a reasonable distance and can be accessed either by private car or taxis and trains plus the option of car sharing with adjoining neighbours or by cycles. With local national businesses now operating extensive delivery services for locals and further afield, the need to travel for basic essentials is less of an issue, as it can come to you, rather than you having to travel to them, making them a very sustainable mode of obtaining daily essentials.



## Biodiversity

With regard to Ecology and Biodiversity (ALP ENV DM5) a Phase 1 Ecology Assessment has been undertaken by Ecosupport during the original application and separate reports prepared plus the LPA's Biodiversity Checklist completed. This report has been submitted as part of the application package and concluded *"It is considered that the area of impact itself is of limited ecological value. Measures have been detailed to ensure the potential for protected species is taken into consideration and as a result it is considered highly unlikely any notable and/or protected species will be negatively impacted. It is considered that proposals will result in a net gain for biodiversity through the introduction of potential nesting and roosting opportunities and native planting. This will see increased opportunities for wildlife across the site."*

## Material Considerations & Benefits of the Proposal

- Proposal of a new dwelling approved under appeal ref **APP/C3810/W/19/3241407** which was allowed on 10 December 2020
- Making efficient use of existing under-utilised land within a settlement (NPPF 118d & ALP SD SP1)
- Improves and enhances the aesthetics of the area
- New dwelling is not isolated in the countryside and would assist in community vitality
- Re-use of an existing highway access
- Provides an highly energy efficient dwelling with an energy reduction from renewable sources (ALP ECC SP2)
- Is within an area of existing residential buildings, therefore not encouraging sprawl of buildings (NPPF 77 and 133)
- A building that embraces renewable forms of energy and provides a highly energy efficient and sustainable dwelling (NPPF 131)
- Exceeds the requirements of energy and climate change mitigation (ALP Policy ECC SP2)
- Bolsters any shortfall in the 5yr housing land supply and can be constructed without delay (NPPF 67)
- adds provisions within windfall site areas relieving pressure on Built-up Area dwellings
- Uses seriously underutilised existing residential dwelling, rather than 1 large house provides two dwellings within the same plot area (NPPF 137 a)
- Provides an opportunity for a Self-Build site (ALP Policy H DM1,SP2 p)
- Provides social, economic and environmental benefits (NPPF 8)
- the site has more than sufficient private amenity space
- Soil infiltration rates supports a sustainable storm and foul water drainage disposal system within the confines of the site
- Achieves a sustainable development under economic – social – environmental objectives (NPPF 8)
- Reduces the impact of coalescence by using an infill site area within an existing residential community, despite being outside the built-up area (ALP Policy SD SP3)
- The site is highly developable with prospects of being available within a short time frame.

There are no elements of the proposal that would have any detrimental effects on the neighbours with regard to overlooking or un-neighborly type of development or a harmful impact upon the character or appearance of the setting adjacent to the Southdowns National Park and will visually improve and enhance the adjacent properties setting and environment.

The proposal will not have any adverse impact on any protected species or breeding birds within the site or within the surrounding area or have an impact on any SAC, SPA, SSSI, Ramsar, SINC or Priority Habitat areas. The proposal will not have any adverse impact or harm on any protected species or breeding birds within the site or within the surrounding area, with additional mitigation noted within the specialist reports.

The scheme also proposes to introduce additional features that will enhance the biodiversity of the site, with additional hedging and soft landscape elements that encourage both wildlife and flora.

As such Chapter 12 “Achieving well designed places” paragraphs 127. a), b), c), d), e) and f) under the revised NPPF July 2018 are achieved.

In essence the proposal hits all three dimensions within the NPPF 2 “Achieving sustainable development”

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”*

### Conclusion

**On balance it is concluded that the proposal is inline with the appeal decision text and complies with the contents of the NPPF February 2019 and the complying with sufficient policies within the Arun Local Plan providing the LPA with sufficient material evidence to support the application with a presumption in favour of development.**

**Within the Arun District local plan 2011 – 2031 (July 2018) the following policies have been reviewed:**

**Policy**

SD SP1 – Sustainable development

SD SP2 – Built-up Area Boundary

C SP1 – Countryside

H SP3 – Rural Housing and exception sites

D SP1 – Design

D DM1 – Aspects of form and design quality

D DM2 – Internal space standards

ECC SP1 – Adapting to climate change

ECC SP2 - Energy and climate change mitigation

ECC SP2 – Renewable Energy

T SP1 – Transport and Development

T DM1 – Sustainable Travel and Public Rights of Way

ENV DM5 – Development and biodiversity

W DM1 – Water supply and quality

W DM3 – Sustainable Urban Drainage Systems

WM DM1 – Waste management