



PLANNING STATEMENT

on behalf of

Wilson House Ltd

**Erection of 2 no. three bedroom semi-detached dwellings (Plots 1a & 1b)
& extension of access road to serve site (Part alternative to AL/114/12)**



Land adjoining Sunnyside, Westergate Street, Westergate PO20 3QR

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1.0 INTRODUCTION

- 1.1 This application proposes the erection of 2 no. three bedroom semi-detached dwellings (Plots 1a & 1b) & extension of access road to serve site (Part alternative to AL/114/12). The application is submitted on behalf of the applicant and prospective purchaser of the site, Wilson House Ltd.
- 1.2 This planning application seeks to make a more efficient use of part of the site where a single detached 4-bedroom dwelling (Plot 1) has already been approved under application AL/114/12. Instead of constructing a single detached dwelling, the plot is large enough to accommodate 2 no. three bedroom semi-detached dwellings.
- 1.3 The proposed development would involve the development of land to the south of the Swan Court flats and to the east of the residential property Sunnyside. 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.
- 1.4 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 with the inclusion of a red edge. It is located on the eastern side of Westergate Street (A29) and includes vacant land to the south of the completed Swan Court flatted development and east of the property named 'Sunnyside'. 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 Homestead, 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.

3.0 RELEVANT PLANNING HISTORY

- 3.1 I have listed below the most recent planning permissions for 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 on 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 and plot under construction**
- 3.7 AL/114/12 Erection of 4 no. four bedroom detached dwellings with associated car ports & extension of access road to serve site – Permitted 11 April 2013.
- 3.8 AL/44/NMA Non-Material Amendment following a grant of planning permission AL/89/10 – relating to minor external changes to fenestration within approved elevations to plot 4 only – Permitted 27 June 2014 - **Plot under construction**
- 3.9 AL/45/14/PL 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) – **Current application**

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 2 no. three bedroom semi-detached dwellings (Plots 1a & 1b) & extension of access road to serve site (Part alternative to AL/114/12).
- 5.2 The red edge on the location plan denotes the extent of the application site and includes the existing access road into the site, the proposed plots and sufficient space in front to provide car parking for each of the two proposed units.
- 5.3 Instead of constructing a 4-bedroom dwelling on site, in place of Plot 1 it is proposed to erect two 3-bedroom semi-detached dwellings. Both dwellings have been designed to address the road, but their front elevations would be to the north and south respectively. Both houses would be built with red-multi facing brickwork and clay tiled roofs.

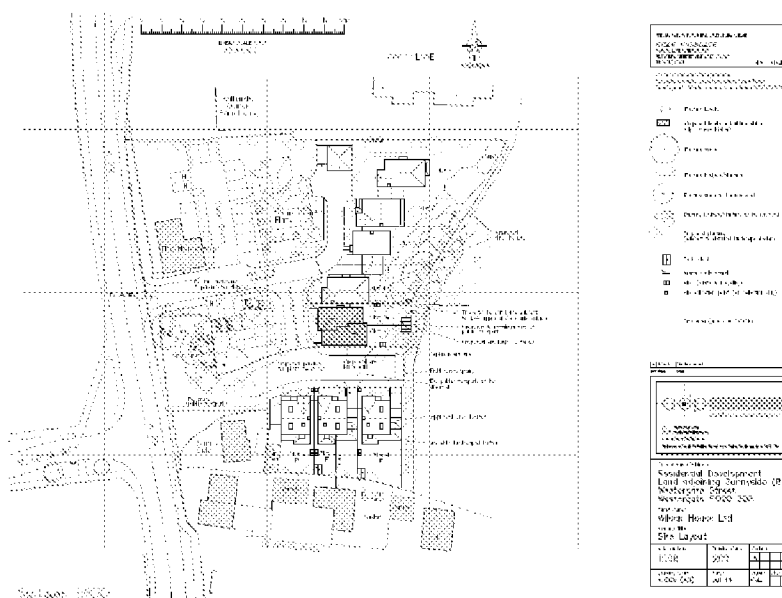


Figure 1: Proposed Site Layout, with new Plots 1a & 1b shown within red line.

- 5.4 Fenestration would be provided on both the ground and first floor level within the front elevation of Plots 1a & 1b. Within the northern side elevation to Plot 1a the main entrance to the property would be located centrally on the ground floor, alongside which there would be a small obscure-glazed window serving a toilet. At first floor level two small secondary windows would serve a bathroom and ensuite.
- 5.5 Within the primary, southern side elevation of Plot 1b there would be a centrally-located door on the ground floor, either side of which would be primary windows serving a kitchen/breakfast room and living/family room. At first floor level windows would serve two bedrooms and a bathroom.
- 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 rear elevation of both dwellings would include patio doors opening out on separate, private garden areas, each of which would include a cycle store and

space to accommodate refuse and recycling bins. First floor windows to the rear of both dwellings would serve bedrooms.

5.8 In front of both dwellings there would be sufficient space to undertake some soft landscaping as indicated on the site layout plan and visitors cycle parking could be provided as indicated.

5.9 Car parking to serve Plots 1a & 1b would be provided on the opposite side of the access road to the dwellings, with double tandem parking spaces for each unit.

Affordable Housing Statement

5.10 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 Deed of Variation as supplemental to the signed s.106 unilateral undertaking provided as part of the application AL/114/12.

5.11 The affordable housing contribution agreed as part of application AL/114/12 will increase to £10,376.00 should the latest application be approved substituting the two 3-bedroom houses for the one 4-bedroom house already approved on this part of the site.

Arboricultural Issues

5.12 In September 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.

5.13 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 September; 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.

- 5.14 The proposed parking for plots 1A and 1B encroach into the Root Protection Areas (RPAs) of Trees 9 and 7. Conventional construction techniques would damage roots through excavations and lowering of levels. Therefore, special precautions will be required in the way of a NO DIG construction. This can be achieved with the use of Cellular Confinement System based on existing ground levels with a porous surface finish.
- 5.15 All other trees are unaffected by the proposals and can be protected during the construction process. The overall design layout appears to be supportable from an arboricultural perspective and providing the advice above is followed the retained trees should not be affected.

Ecological Issues

- 5.16 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.
- 5.17 The application site includes a number of habitat types such as bare ground, hardstanding, scattered trees, semi-improved grassland; and tall ruderal vegetation.
- 5.18 The Ecologist includes three recommendations relating to habitats on site and three 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

- 5.19 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 would be installed at the site.

Landscaping Strategy

- 5.20 The submitted site layout plan (1558 200 A) indicates where indicative planting could take place to the front of the proposed properties and a replacement tree

could be planted within the rear garden to replace the existing tree proposed to be removed.

Bin Storage and Collection Provision

- 5.21 Bins would be stored within each property's curtilage and could be brought to the front of the properties on collection day.