

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

Construction of Detached, Two Storey Dwellinghouse



Land to the West of Brus Lodge, No.28 Kingsway, Aldwick, Bognor Regis, West Sussex, PO21 4DH

1.0 Introduction and Background

- 1.1 This application seeks a grant of planning permission for the erection of a new detached, two storey dwellinghouse, on land to the west of Brus Lodge, 28 Kingsway in the Craigweil Estate, Aldwick. The application site falls within both the Craigweil House Conservation Area and a locally designated Area of Special Character.
- 1.2 This is a revised planning application following the refusal of applications AW/317/11/, AW/80/12/ and AW/367/15/PL in January 2012, October 2012 and 2015 respectively. The two later applications were the subject of appeals, both of which were dismissed.
- 1.3 It is apparent that, whilst dismissing the two appeals, the Planning Inspectors did not consider the site to be incapable of development. In summary, the Inspectors concluded that the first proposal was lacking in any individuality or grandeur whilst, with the second competed with, rather than respected, the appearance, form and scale of neighbouring dwellings.
- 1.4 The scheme now submitted to the Local Planning Authority has been very carefully thought out in order to address the comments made by both Planning Inspectors.
- 1.5 This statement describes our Client's proposal and places it in context with relevant national and development plan policy, guidance and advice. It will be concluded that our Client's application proposal should receive support and be granted planning permission.

2.0 Application Site

- 2.1 The application site comprises a wide strip of garden land located on the south side of Kingsway between the host dwellinghouse "Brus Lodge" (No.28) and the adjacent dwellinghouse No.24. The application site has a frontage of some 23m onto Kingsway and is

currently bounded by a 1.8m high close boarded timber fence. Immediately behind the fence is a screen of bushes and trees, some of which are the subject of a tree preservation order (LPA Ref: TPO/AW/1/16). Between the fence and the highway is a grass verge which varies in depth between approximately 4m and 6m. Figure 1, below, shows the site in its context within the Craigweil Estate.



Figure 1 Aerial Photograph of Application site

- 2.2 The main body of the site, which is roughly rectangular in shape, extends to the south from its Kingsway frontage by some 36m. The sites western boundary is defined by a 2.0m+ high evergreen hedge; the southern boundary trellis topped fence behind which is a robust tree screen. The sites eastern boundary would run north to south, subdividing the Brus Lodge plot, cutting through the centre of an existing pool house building and swimming pool (both of which would be removed in their entirety). The site is currently served by a vehicular access located in the sites north-west corner. This provides access to a detached single garage and parking area.

- 2.3 The main body of the site is laid to grass as can be seen in the cover photograph of this report. The photographs at Figures 2 & 3 below show the sites frontage when viewed along Kingsway from the north-east and north-west respectively.



Figure 2 Site Viewed from Kingsway from North-East



Figure 3 Site Viewed from Kingsway from North-East

- 2.4 As has been stated the application site falls within both the Craigweil House Conservation Area and a locally designated Area of Special Character.



Figure 4 Brus Lodge, 28 Kingsway – View West Towards Application Site



Figure 5 No.24 Kingsway

- 2.5 Development within the immediate vicinity of the application site takes a variety of forms and is from different eras. The host dwelling Brus Lodge, together with No.24 are thought to have been built during the 1930s (first appearing on the 1938 Ordnance Survey County series maps in 1938). Prior to this time the site formed part of the Craigweil House estate. The main House was demolished during the 1930s with the land being

redeveloped for housing. The estate is now characterised by mainly large houses within generous plots set behind deep, verdant grass verges. Figures 4 to 9 show the different house types within the immediate vicinity of the site. It is seen that there are a wide range in external finishes (i.e. brick work; painted render; tile hanging; weatherboarding etc).



Figure 6 **No.25 Kingsway**

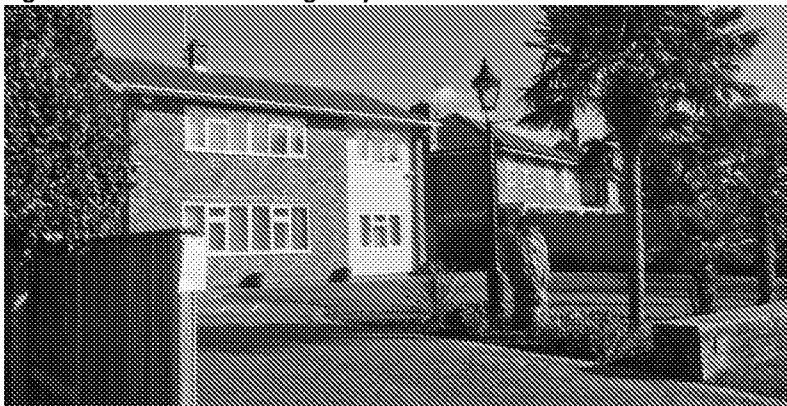


Figure 7 **No.27 Kingsway**



Figure 8 **No.31 Kingsway**

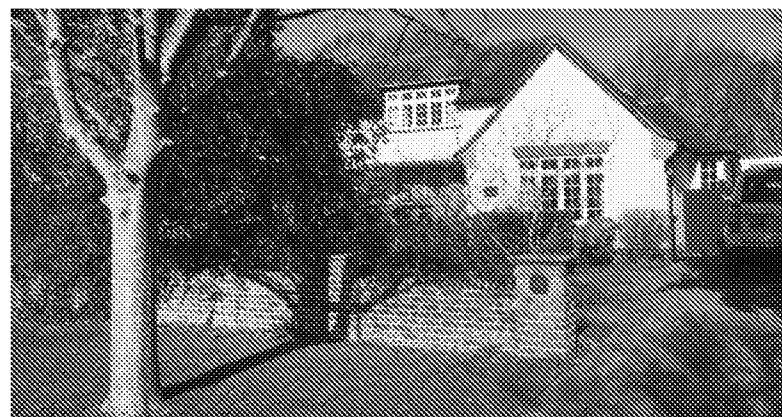


Figure 9 **No.33 Kingsway**

3.0 Proposed Development

- 3.1 Permission is sought for the construction of a new detached two storey dwellinghouse on garden land located to the west of the host property Brus Lodge. The proposals would result in the demolition of a single, ridged roofed garage, together with a pool house building and outdoor swimming pool.
- 3.2 The site has a frontage width onto Kingsway of some 23m and a depth, to its southern boundary, of between 36m and 40m. The

site is currently accessed via a crossover onto Kingsway within the sites north-west corner.

- 3.3 The proposed dwellinghouse would be set back from its frontage boundary by a depth of between 8m and 10m. The dwelling would be approximately 15m wide and a maximum 15m deep. Gaps of approximately 4.5m and 3.5m would separate the dwellings side elevations from the sites west and east boundaries respectively (see Fig.10 below). To the rear of the dwelling would be a back garden which would be between 13m and 15m in depth and, on the whole, approximately 24m wide. The site includes a 7m x 4m 'off-shoot' at its south-west corner increasing the site width at this point to around 31m.
- 3.4 The sites existing vehicular access would be retained and modified with a brick built boundary wall replacing the existing close boarded timber fence. Additionally, a pedestrian access gate would be provided at a mid-point along the sites northern boundary on to Kingsway. The dwelling has been sited so as not to infringe the root protection zones of the TPO trees. The parking and turning area located between the front of the house and northern boundary would be constructed in a manner that would not harm the root systems of these frontage trees.



Figure 10 Extract of Proposed Front Elevation

- 3.5 The proposed dwellinghouse would be constructed with elevations comprising facing brickwork and vertical tile hanging,

set beneath a hipped roof. The front elevation would be highly articulated with visual interest being provided by a variety of building components including a two storey gabled projection (east side) and a double garage within a 'catslide' styled roof and inset dormer window (west side). The front elevation would also incorporate fenestration which reflects the detail of some of the windows within No.24 Kingsway, to the west, whilst also recognising the fact that it is a 21st century dwelling.

- 3.6 The buildings other elevations would, similarly, be constructed with mainly brick facades at ground floor level with tile hanging above. The rear elevation would incorporate a single storey 'orangery' styled sunroom/dining room extension with folding doors allowing direct access to the properties back garden.
- 3.7 Internally, the ground floor would accommodate an entrance hall, kitchen, living room, sunroom/dining room, study/bedroom together with cloakroom and storage cupboards and a double garage. Stairs would lead to a first floor comprising 4 bedrooms (all en-suite). A further flight of stairs would allow access to the attic space which would also be provided with a small bathroom and has the potential for use as guest accommodation.

4.0 Relevant Planning Policy

National Planning Guidance – National Planning Policy Framework

- 4.1 The relevant planning policy documents in respect of this application are the National Planning Policy Framework (27th March 2012) and the policies of the Chichester Local Plan: Key Policies 2014-2029.

National Planning Policy Framework (March 2012)

- 4.2 The NPPF was published by the Government on 27th March 2012. This document supersedes and cancels all previous Planning Policy Guidance notes and Planning Policy Statements.

- 4.3 At paragraph 17 the NPPF sets out its 'Core planning principles'. This paragraph states: -

"Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

... always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...

...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations..."

Design

- 4.4 Section 7 of the NPPF relates to design. Paragraph 56. states "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Paragraph 59 relates to the application of design policies by LPAs. This states "...design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally..." Furthermore, paragraph 64 states that "...Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Historic Environment

- 4.5 When determining applications, NPPF paragraph 131 states that LPAs should take account of "...the desirability of new development making a positive contribution to local character

and distinctiveness..." Paragraph 132 advises that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. ... Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional..."

- 4.6 Paragraph 133 of the NPPF relates to the assessment and justification of "substantial harm" that may occur to a heritage asset as a consequence of the proposed development. It is stated that "...Where a proposed development will lead to substantial harm to ... a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm ... is necessary to achieve substantial public benefits that outweigh that harm ..."

- 4.7 Paragraph 134 advises on the assessment of development that is considered to cause "less than substantial harm" to a heritage asset. It is stated that "...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use...."

Arun District Local Plan 2003

- 4.8 The Arun District Local Plan provides the framework for guiding development in the District until such time as it is replaced by the emerging Local Plan. The key aim of the Plan is to apply the principles of sustainable development in assessing development proposals, striking the balance between the need for development and the protection of scarce resources. Policies and proposals within the Plan seek to guide development to meet needs, such as economic regeneration and housing, and ensure

the provision of appropriate infrastructure, whilst protecting precious resources such as the countryside, open spaces and sites important for their nature conservation value.

4.9 The “saved” policies of this plan place emphasis upon providing sustainable development. The most relevant “saved” Local Plan policies to this application include the following:

- GEN2 Built Up Area Boundary
‘Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan...’
- GEN5 Provision of New Residential Development
- GEN7 The Form of New Development
‘Planning permission will only be granted for schemes displaying high quality design and layout...’
- GEN12 Parking in New Development
- GEN18 Crime Prevention
- GEN22 Buildings or Structures of Character
‘Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area...’
- AREA1 Areas of Special Character
Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:

(i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;

(ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;

(iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance

▪ AREA2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting

4.10 In summary the relevant ‘saved’ policies of the 2003 Local Plan require new development to be, primarily, within existing built up areas and should be of a high quality design and layout, not having a detrimental impact upon either the local landscape, and environment, or the amenities of the occupiers of nearby property. Parking provision for a development should be appropriate to the needs of future occupiers based upon the sites location and access to public transport.

Arun Local Plan 2011 to 2013 - Publication Version showing Modifications – March 2017

- 4.11 The emerging Local Plan sets out a vision for the future of Arun up to 2031. It sets the planning framework for the district and will detail planning policy and identify the amount of development proposed and where it should be located. It will be used in the consideration of planning applications. The Plan covers the Arun Local Planning Authority Area (LPA). The LPA is Arun District Council's administrative area, excluding land within the South Downs National Park Authority boundary.
- 4.12 The Arun District Local Plan 2011-2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Publication Version of the Arun Local Plan was subsequently agreed by the Council in October 2015.
- 4.13 However, the subsequent examination of the Arun Local Plan was formally suspended on 2nd February 2016 to enable the LPA to reassess the Districts objectively assessed need (OAN) for housing. Having undertaken further work relating to housing need, modifications to the Local Plan were made. A revised version of the document was published which also included several amendments to other policies and text to reflect up to date planning policy. On 22nd March 2017 a number of Main Modifications to the Local Plan were approved by Full Council. On 10th April 2017 the Council commenced a seven week public consultation on the Proposed Main Modifications to the Arun Local Plan.
- 4.14 The following policies of the emerging Local Plan are considered to be relevant to this application.
- SD SP1 Sustainable development
 - SD SP2 Built-up Area Boundary
- Development will be permitted within the area defined as the Built-Up Area Boundary on the

Policies Maps and permits neighbourhood plans to make appropriate changes to the boundary.

- LAN DM1 Protection of landscape character

‘Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas...’
- AH SP2 Affordable housing

‘For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing....’
- D SP1 Design

‘All development proposals should be of good quality and demonstrate a high standard of design... All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character materials, finish, architectural details and nearby habitats of the site and local area...’
- D DM1 Aspects of form and design quality

‘When considering any application for development the Council will have regard to the following aspects... 1. Character; 2. Appearance / attractiveness; 3. Impact; 4. Innovation; 5. Adaptability; 6. Crime prevention; 7. Trees and woodland; 8. Solar gain; 9. Public realm; 10. Layout – movement; Layout – legibility; Public art; 13. Density; 14. Scale.’

- D DM2 Internal space standards
 'The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Standards will provide guidance but development will be encouraged to make the most efficient use of land...'
- D DM3 External space standards
 'The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility...'
- ECC SP2 Energy and climate change mitigation
- ENV DM4 Protection of trees
 'Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order...in a Conservation Area or contributing to local amenity, will not be damaged or destroyed..'
- ENV DM5 Development and biodiversity
- HER SP1 The Historic Environment
 The Local Planning Authority will grant planning or relevant consent for development proposals that conserve or enhance the historic environment of the District...
- HER DM2 Locally Listed Buildings or Structures of Character

...Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest...

- Policy HER DM3 Conservation Areas
 In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:
 - a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
 - c. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area...
- WM DM1 Waste management
- QE DM1 Noise pollution

National Planning Practice Guidance

- 4.15 On 28th November 2014 the Government revised its guidance in relation to the need for housing developments to make provision for local infrastructure projects via "tariff style planning

obligations". The guidance stated that "contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm." The Government's change in policy was challenged successfully at the High Court with the consequence that LPAs could, once again, request financial contributions towards local infrastructure provision for smaller housing developments of 10 dwellings or fewer. However, on 15th July 2016 the Court of Appeal quashed the decision of the High Court ruling that the Government could introduce the original guidance removing the need for smaller housing development to provide affordable housing or to make tariff based financial contributions.

- 4.16 The National Planning Practice Guidance was revised accordingly with paragraph 031 Reference ID: 23b-031-20160519 stating: -

"...There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

These circumstances are that;

contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm..."

5.0 Planning Considerations

- 5.1 As has been explained planning permission is sought for the construction of a detached two storey dwelling house within a relatively spacious plot located on the south side of Kingsway between the two 1930s dwellings No.24 Kingsway and No.28 Kingsway (also known as Brus Lodge). The site is the subject of

several constraints, most notably a Tree Preservation Order, which seeks to protect a number of trees in and around the sites frontage, as well as the designation of the wider area as the Craigweil House Conservation Area. Additionally, Brus Lodge, the host dwelling, is a locally listed building with much of the surrounding Craigweil Estate being designated Area of Special Character.

- 5.2 During the 1960s it is understood that planning permission was granted for the construction of a dwellinghouse within the application plot. This outline consent was never implemented and has since lapsed. In recent years several planning applications have been submitted and refused by the LPA.
- 5.3 **AW/317/11/** sought a grant of planning permission for "New 1 No 3 bedroom detached chalet bungalow with integral garage and new boundary wall; removal of hedge tree and bushes." This was refused by the LPA on 21st February 2012 on the basis that (in summary) the proposal extended across the width of the plot with inadequate landscaping which would have a negative impact upon the surrounding historic environment. The application was also refused on grounds of inadequate ecological information and not providing a financial contribution towards the provision of affordable housing.
- 5.4 The refusal of this application was followed by the submission of a revised scheme under **AW/80/12/**. This proposal sought consent for "New 4 bedroom detached dwelling with integral garage & new front boundary treatment, demolition of existing single garage". Whilst the Council's Planning Officers were of the view that this application could be supported, their recommendation to grant permission was overturned by the Council's Planning Committee and refused a grant of permission on 18th October 2012. Members of the committee considered that the proposals "would erode the spacious character of the plot at Brus Lodge and the immediate area which would be detrimental to the setting of a heritage asset building and would

also fail to preserve or enhance the character of the Conservation Area or Area of Special Character...”

- 5.5 The applicant lodged an appeal against this decision which was dismissed. The Inspector who determined this appeal (decision letter attached as **Appendix I**) was of the view that (i) the plot size and frontage was “comparatively narrow and small” (para.6), and; (ii) the proposed mock Tudor dwelling “would not display any individuality or grandeur” (para.6). Whilst the Inspector noted that the proposed design sought to reflect that of nearby “Little Fellows” it was considered that that dwelling was “a far more substantial house with detached double garage and is of traditional design featuring bonnet half hips and steep roof pitches...” The Inspector did not agree with the Council, however, with regards to the impact of the development upon the character of No.28, the host locally listed building. With regards to this matter the Inspector commented:

“I acknowledge the Council’s concerns regarding the impact of the proposal on the spacious character of No 28. However, substantial grounds would be retained at No. 28 in the form of a pool with pool house to the side and grounds to the rear which taper down into a long avenue, such that there would not be significant harm to the setting of this heritage asset. I also noted on my site visit that properties along Kingsway had varying amounts of hard standing to the front, some of a comparable size to the proposal, therefore this element of the scheme would not appear excessive given the surrounding street scene. There are a variety of boundary treatments in Kingsway including brick boundary walls and fencing, and some with open frontages. Therefore the proposed front hedging to replace an existing fence would not appear out of character...” (para.9).

- 5.6 This appeal decision establishes that the land to the side of Brus Lodge could, potentially, be developed with the provision of a new house providing: the plot width reflected the “overriding pattern” characterised by other frontages within the road, and; it

was of an appropriate design and of a scale reflected its setting within the Conservation Area. This appeal decision also clearly indicates that the development of the plot would not necessarily have an adverse impact upon the character of the locally listed Brus Lodge.

- 5.8 On receipt of the decision the applicant sought to address the concerns raised by both the LPA and the Planning Inspector. A further application was submitted under reference **AW/367/15/PL**. The development sites frontage was widened by approximately 4m (i.e. 19m to 23m) which would be facilitated by the demolition of the host dwellings pool house building and swimming pool. Additionally, the design of the dwelling was remodelled to indicate a substantial Georgian style house.
- 5.9 The applicant was keen to demonstrate that the site was capable of accommodating a new dwelling which was of an individual and grand design. However, the proposed dwelling, in this instance, had a width of approximately 20.6m leaving gaps of only 1m and 1.2m from the sites west and east boundaries respectively. Unfortunately, the Council were of the view that “by reason of its footprint, height, scale, design and siting” the proposed dwelling “would be detrimental to the setting of a heritage asset building and would also fail to preserve or enhance the character of the Conservation Area and the Area of Special Character...”
- 5.10 The revised proposals were the subject of another appeal in 2016 (appeal decision letter attached as **Appendix II**). The Inspector who dealt with the second appeal commented that “I find insufficient grounds to conclude that the erection of any dwelling on the plot would be unacceptable in principle” (para.18). With regards to the specific dwelling proposed the Inspector observed that the it was too large “extending almost to the plot boundary on both sides” and would “would appear as an incongruously large, bulky and unduly dominant built form” (para.19). With regards to design the Inspector was of the view that, “in matters such as the building style, the relatively flat expanse of its

frontage and its window proportions, the new dwelling would neither reflect nor respect its neighbours at nos. 24 and 28, whose frontages incorporate more varied features of differing sizes...” (para.19). Crucially, she concluded that “it is especially important to ensure any new development would be a harmonious addition, respecting rather than competing with its neighbours...” (para.20).



Figure 11 Extract of Appeal Dwellinghouse Dismissed at Appeal in 2016

Application Proposal

- 5.11 The appearance of the proposed dwellinghouse, and its location within the plot, has been very carefully considered by the applicant who is conscious of the comments of the two Planning Inspectors who determined the appeals in 2013 and 2016. The Inspector who considered the 2013 appeal was of the view that the site frontage (at 19m) was too narrow and the dwelling (two storey element at 8m) and was too small. The proposal was not considered to complement the general context of development within the streetscene. The Inspector who dealt with the appeal in 2016 was of the opinion that the revised proposal was too large; competed with its neighbours; was of an inappropriate design and; was nearly the full width of its plot.

- 5.12 The proposed dwelling is now of a bespoke design which would utilise some of the fenestration details found within the elevations of the two adjacent dwellings. The dwelling, which would retain a frontage of some 23m, would also have a lower ridge and be significantly narrower than the house dismissed at appeal in 2016 (i.e. 20.6m). Furthermore, the flank walls of the proposed dwelling would be some 3.5M – 4.5m from its side boundaries (as opposed to the 1m gaps of the 2016 scheme) and would be separated from the houses to the west and east by distances of 13m and 8m respectively (see Fig.12 Below).

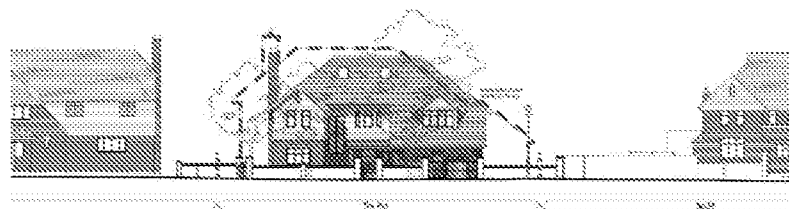


Figure 12 Extract of Proposed Streetscene – With Outline of House Dismissed in 2016 (Broken Blue Line) and Site Boundaries (Broken Red Lines)

- 5.13 The proposed dwelling would be constructed with brick and tile hung elevations, the front facade of which would be softened when viewed from the road by the retained TPO trees at the front of the plot. This application is accompanied by a number of documents from Lizard Landscape, Design and Ecology including an ‘Existing Tree Schedule and Schedule of Tree Works’ and an ‘Arboricultural Method Statement’. These documents: provide a robust assessment of the sites existing trees; indicate which specimens will be retained and removed and; explain the method of tree protection during the construction phase.
- 5.14 It is important to note that the Inspector who considered the previous proposal in 2016 commented that “...In terms of policy guidance in the Framework the harm to the significance of the

designated heritage asset (the CA) would be less than substantial but there would be harm nonetheless....” It is our view, having undertaken a rigorous review of the documentation relating to the previous schemes, together with a detailed assessment of the application site, that the proposed development would, at the very least preserve, if not enhance, the character and appearance of the surrounding Conservation Area.

- 5.15 As such, it is considered that the proposed development would be compliant with current National and Development Plan policy. In particular the development would comply with saved policies GEN 5, GEN 7, GEN 12, AREA 1 and AREA 2 of the 2003 Local Plan; policies D SP1, D DM1, 2, 3, ENV DM5, HER SP1, HER DM2 and HER DM3 of the emerging Local Plan, and guidance within Sections 6, 7, 11 and 12 of the National Planning Policy Framework.

Other Matters

- 5.16 The previous application was also refused on the basis that the development did not make contributions towards affordable housing or Habitat Mitigation in Pagham Harbour. With regards to the first matter the current proposal, at 1 dwelling, falls below the PPG threshold, or that of emerging LP policy AH SP2, for the provision of affordable housing. With respect to Habitat Mitigation our client has completed a S106 planning obligation requiring her to make an Access Management Contribution of £1,275 on the commencement of development. This obligation accompanies the submission of this application.

6.0 Conclusions

- 6.1 In conclusion, our client considers that the scheme now submitted for the consideration has addressed all of the concerns previously expressed by the LPA.
- 6.2 The proposed dwelling would be of a bespoke design that sits comfortably within its plot allowing for generous separation

distances to be achieved between it and both Nos.24 and 28 Kingsway. The proposed width of the dwelling has been reduced by nearly 6m with the ridge being some 0.6m lower than the dwelling proposed in 2016. The current proposal has been designed with external materials which would respond to those of Brus Lodge and fenestration which would echo the window detailing of No.24. The dwelling would also be set behind a number of TPO trees which would serve to soften the developments appearance when viewed from Kingsway.

- 6.3 It is considered, therefore, that the proposal to build a new dwellinghouse within the application site is acceptable and would not have an adverse impact upon the character or appearance of the conservation area, the Area of Special Character or the adjacent locally listed building.
- 6.4 As such the proposed development is acceptable in relation to current National and Local Planning policy. It is respectfully requested, therefore, that the Local Planning Authority views this application favourably and grants planning permission.

Appendix I

Appeal Decision – APP/C3810/A/13/2196126 – 15th August 2013

Appendix II

Appeal Decision – APP/C3810/W/16/3146804 – 10th November 2016