

Planning/Design and Access Statement

Erection of 1 no. 4 bed dwelling and formation of new access

Land between 8 and 12

Wychwood Close

Aldwick

Bognor Regis

On behalf of

Mr Oliver Griffiths

June 2018

1. Introduction

- 1.1 This statement has been prepared on behalf of my client Mr Oliver Griffiths to accompany this full planning application for the erection of 1 no. 4 bed dwelling on land between 8 and 12 Wychwood Close, Aldwick.
- 1.2 It follows an application for a Certificate of Lawfulness which was granted in 2015 (AW/270/15) confirming that development has commenced on site for the implementation of planning permission BR/43/63D which was for a single residential dwelling on the site. This application seeks a new full planning permission for a dwelling on the site to replace that permitted in 1966 which could be completed as confirmed by the Certificate of Lawfulness.
- 1.3 This statement describes the existing site and its surroundings, the development as proposed and assesses it against the current development plan policies including those in the neighbourhood plan. It seeks to demonstrate that the proposal is a sustainable form of development compliant with the relevant development plan policies and can be accommodated on site without harm to the local amenities. The application is accompanied by a tree schedule and tree protection plan.

2. The Site and Its Surroundings

- 2.1 The site the subject of this application is located on the north east side of Wychwood Close, one of the private roads located within the Craigweil Estate, Aldwick, accessed from Barrack Lane. It is an area characterised by large, mainly detached houses on medium sized plots where the dwellings in the immediate locality tend to occupy the full width of their individual sites. The estate forms part of the built up coastal strip between Pagham and Bognor Regis. The site falls within the 5km buffer zone to Pagham Harbour (Zone B) and the Craigweil House Conservation Area and Area of Special Character.
- 2.2 The site currently comprises a vacant plot between two existing properties, nos. 8 and 12. It comprises an area of approximately 468sqm and is generally a level site. Towards the rear of the site is a group of Sycamore trees and an Oak tree of moderate to poor quality which will be removed as part of the proposal.
- 2.3 The dwellings in the locality are a mixture of sizes and designs, although predominantly two storey. The two adjoining properties are full two storey properties with single storey elements to the front elevations.
- 2.4 There is currently no crossover from the site to the highway and a new access is therefore proposed as part of this application.



Google Image of the Application Site



The Application Site

3. The Application Proposal

- 3.1 The application proposes the erection of 1 no. 4 bed dwelling on the site. It will be located fairly centrally on the plot between the two adjoining properties. There will be between 2.2m and 2.8m between the south east boundary and side wall of the proposed dwelling and between 1.6m and 2.6m from the north west boundary. To the rear there will be a garden of around 10m in depth whilst to the front it will be set back approximately 7.5m from the verge. The new access point will be located at the eastern end of the frontage serving the garage and a parking area in front.
- 3.2 The dwelling is proposed to be of traditional scale and form but with modern materials and features. The main roof will be fully hipped with subservient hipped gables to the front and rear clad in artificial slate. The elevations will be rendered with Cedral boarding on parts of the front and west side elevation. The entrance porch will project forward and will be flat roofed with a parapet wall. To one side, a wall will be formed in stacked slate. The projecting front section of the integral garage will also be flat roofed with a parapet allowing a balcony to be formed above, accessed from the master bedroom.



South Elevation (front)

- 3.3 Internally, the ground floor will provide kitchen/family room, living room, dining room, cloakroom, utility and integral garage and at first floor there will be four bedrooms (two ensuite) and bathroom.
- 3.4 The integral garage will allow for the parking of one vehicle with additional space for cycle storage. Two parking spaces will be available in front of the garage. Pedestrian access will be available either side of the property and a bin storage area will be provided on the eastern side.

4. Planning Policy

- 4.1 Government planning policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. It does not change the statutory status of the development plan but it is a material consideration in the determination of planning applications. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and defines three dimensions in meeting this: the economic role; the social role and the environmental role. These roles are not expected to be undertaken in isolation because they are mutually dependent.
- 4.2 Sustainable development is placed at the heart of the Framework and paragraph 14 states that there is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework taken as a whole or specific policies in a Framework indicate development should be restricted (such as policies relating to sites protected under the Birds and Habitats Directives).
- 4.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. In terms of decision taking the NPPF states that LPAs should approach decision taking in a positive way to foster the delivery of sustainable development. LPAs should look for solutions rather than problems and decision takers should seek to approve applications for sustainable development where possible. They should work proactively to secure developments that improve the economic, social and environmental conditions of the area.
- 4.4 Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 4.5 Section 12 of the NPPF deals with conserving and enhancing the historic environment and Paragraph 131 states, amongst other matters, that local planning authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness. It goes on to state, in Paragraph 132, 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. The more important the asset, the greater the weight should be.

- 4.6 Local development plan policies are contained within the Arun District Local Plan 2003 and saved policy GEN7 deals with the form of development and states that it will be permitted providing it meets the specified criteria.
- 4.7 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of this site and brings forward a new home in a sustainable location.
- 4.8 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development which is in-keeping with the character of residential development in the locality and provides a new home with suitable amenities for future occupiers.
- 4.9 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built-up area, it meets this requirement being accessible to alternative modes of transport, shops and services. It also fulfils the environmental, social and economic roles which defines sustainable development by providing new homes and jobs in construction whilst maintaining the environmental quality of the area.
- 4.10 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwelling can be accommodated on the site without any harm to any established amenities.
- 4.11 Criterion (v) seeks to ensure that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located in a built-up area where it is bounded by residential development on all sides so will not suffer any adverse impacts from adjoining uses.
- 4.12 Criterion (vi) deals with the retention of open or wooded areas and is not applicable to this site.
- 4.13 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The site is served by a private road and the additional traffic will not be material in the context of the number of properties in the locality. Adequate parking is provided on site to serve the proposed dwelling.
- 4.14 As the site is located in the Conservation Area, Policy Area 2 is also of relevance and states "Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting." This

reflects the duty of LPAs under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for “special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.” Policy Area 13 deals with Sites of International Importance for Nature Conservation.

- 4.15 There is currently no Neighbourhood Plan for Aldwick.
- 4.16 The Publication Version of the Local Plan as modified in January 2018 has been through Examination and the Inspector’s report is awaited. The policies therefore carry weight in the determination of this application. Policy D DM1 Aspects of Form and Design Quality replaces policy GEN7 of the current Local Plan. It requires, amongst other matters, consideration of the character of the area in terms of scale, massing, aspect, siting, layout (parking, internal and external space), density, materials and landscaping.
- 4.17 Conservation Area policy is contained in policy HER DM3. This states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted provided that a number of criteria are complied with. This includes that 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.
- 4.18 Other relevant policies include SD SP1 Sustainable Development, SD SP2 Built-up Area Boundary, D SP1 Design, D DM2 Internal Space Standards, T SP1 Transport and Development, T DM1 Sustainable Travel and Public Rights of Way, HER SP1 The Historic Environment, ENV DM2 Pagham Harbour, ENV DM4 Protection of Trees and W DM3 Sustainable Urban Drainage Systems.

5. Planning Considerations

- 5.1 The site lies within the built-up area between Pagham and Bognor Regis where the general principle of housing development is acceptable under Local Plan policies as it will be located in a sustainable location within the built-area boundary. There is also, of course, the fall-back position of the dwelling which could be completed on the site as confirmed by the Certificate of Lawfulness and is material to the determination of the application.
- 5.2 However, being located in a Conservation Area it is necessary to consider whether the proposal accords with policies which seek to protect this designated heritage asset and the Area of Special Character. The location of the application site within the buffer zone of the Pagham Harbour SPA also requires consideration of whether it is likely to have a significant effect on the integrity of the SPA and its features of interest.

- 5.3 Other matters for consideration in the determination of the application are those policies that deal with design (although will be largely dealt with under the heritage considerations), access, drainage and impact on the amenities of adjoining residential properties.

Pagham Harbour SPA

- 5.4 The application is accompanied by an undertaking to make a financial contribution towards the provision of accessible natural open green spaces to serve the area. This fulfils the requirement under emerging policy ENV DM2 for such a contribution to mitigate against the cumulative impact of additional recreational pressure on Pagham Harbour SPA. In this respect the proposal is compliant with the policy and the NPPF insofar as it relates to sites protected under the Birds and Habitats Directives.

Heritage (incorporating design and layout)

- 5.5 The site is located in the Craigweil House Conservation Area and Area of Special Character. It is therefore necessary to consider the key characteristics of the Conservation Area and its significance as a designated heritage asset. The Conservation Area Statement describes how Craigweil House itself had historical associations with royalty but was demolished in 1939. The significance therefore arises from the planned layout intended to serve individually designed houses which were developed mainly from 1950 onwards.
- 5.6 The Conservation Area Statement goes on to describe how the estate has developed over 70 years so there is “a strong mixture of styles and ages of properties”. With particular reference to Wychwood Close, it acknowledges that development is of a slightly higher density compared to The Drive, Kingsway and Queensway. It goes on to describe the Wychwood Walk and Close part of the estate as *“Grass verges with no pavement characterise the roadside of this area constructed from 1934, enhancing the informal character of the estate. There is a predominance of buildings of a similar shape, with detailing and fenestration providing a visual continuity in the street scene. Distinguishing and attractive features of this area are the leaded roofs to a number of entrance porches. The sense of a planned estate, with a distinctive continental feel prevails. A regular building line characterises the roads and the curvature in the road at the eastern end of Wychwood Close where it joins to Kingsway adds to the informality of the estate.”*
- 5.7 The site the subject of this application was one of the plots within the estate intended to accommodate a dwelling and indeed the dwelling commenced under the terms of a 1960s planning permission could be completed on the site. The provision of a

dwelling on this site therefore would not cause harm to the Conservation Area as it conforms to the original layout of the estate; one of the purposes behind the designation of the Conservation Area. It is the matters of layout, form, scale, detailing, use of materials, enclosure and the space between buildings that have to be considered in accordance with policy HER DM3.

- 5.8 In terms of layout, the proposed dwelling is situated between the existing two properties, nos. 8 and 12 with the main front elevation respecting the building line defined by those dwellings; a feature specifically mentioned in the Conservation Area statement. The distances proposed to the boundaries are also similar to that seen on the other plots in this part of Wychwood Close where densities tend to be higher than elsewhere on the estate and properties fill their individual plots.
- 5.9 The submitted street elevation demonstrates how the proposal respects the scale of the adjoining properties being full two storey with similar eaves and ridge heights. It also proposes a traditionally pitched roof with full hips and subservient projecting front gable which is a form common to dwellings in locality (a notable exception being the property immediately to the west which is excluded from the properties identified as contributing to the Area of Special Character in the SPD).



Street Elevations

- 5.10 Traditional details have been incorporated into the design including a chimney and windows with vertical emphasis and horizontal glazing bars which give a 1930s feel typical of the area. The materials reflect that used on properties in the locality with render a common feature and Cedar boarding on the property opposite the application site. In combination with the stacked slate and the parapet roof around the porch and garage, the design introduces a contemporary approach which is apparent on some refurbished properties on the estate. It is submitted that this design approach fulfils the purpose behind the Conservation Area designation in that it is an individually designed dwelling reflective of its era and contributes the progression of the estate over time with its eclectic mix of styles and designs of properties.

Images illustrating density of development, prevalence of hipped roofs and use of materials in the locality including render and Cedar boarding in Wychwood Close:



- 5.11 It is therefore submitted that the proposal complies with the heritage policies of the existing and emerging Local Plans and the NPPF in that the development proposed accords with the character of the Conservation Area, respects its significance and makes a positive contribution to local character and distinctiveness.

Residential Amenity

- 5.12 The dwelling has been positioned on the site to protect the amenities of neighbouring properties, provide suitable amenities for future occupiers and have regard to the root protection zone of the trees in adjoining gardens. The adjoining properties do not have first floor windows facing the application site and the two storey elements of the proposed dwelling do not impinge on the 45-degree line of any other adjoining window. The dwellings to the north are a significant distance away and it is therefore submitted that neighbouring amenities are protected.
- 5.13 The proposed dwelling provides appropriate amenities for future occupiers with a 10m deep garden the width of the property. Internally the layout accords with the Nationally Described Space Standards.

Parking

- 5.14 The application proposes a garage parking space and two spaces on the forecourt which is appropriate level of parking to serve the use. In common with the other properties in the vicinity there is no on-site turning facility but Wychwood Close is a lightly trafficked private road where reversing onto the highway is unlikely to result in any highway safety concerns.

Foul and Surface Water

- 5.15 The proposed dwelling will connect to the public foul sewer. Surface water is proposed to be dealt with by a SuDS system and it is anticipated that soakaways will be provided within the site.

6. Conclusion

- 6.1 The application site is one of the plots intended for development on the Craigweil estate and the implemented 19060s planning permission could be completed as confirmed by a Certificate of Lawfulness. This proposal intends to provide a different form of development than that previously approved, but the principle has been established and, in any event, lies within a built-up area and sustainable location where development plan policies would normally support the provision of a new dwelling.
- 6.2 The fact that the site lies within the Conservation Area and Area of Special Character requires the LPA to consider whether the proposal preserves or enhances the character and appearance of the area. This statement demonstrates that the significance of the heritage asset has been considered and that the proposal does not result in any harm. In this regard, the dwelling has been designed and laid out to

ensure that it accords with the principles the characteristics of the area which have resulted in its designation.

- 6.3 The application is accompanied by a unilateral undertaking to pay a contribution to mitigate against the additional recreational pressure from a new dwelling in accordance with policy and therefore the proposal will not have a significant effect on the Pagham Harbour SPA.
- 6.4 It is therefore concluded that the proposal accords with the existing and emerging development plan policies and there are no policies in the NPPF that indicate that development should be restricted. The presumption in favour of development weighs in favour of the proposal which is sustainably sited and brings social and economic benefits to the locality without harm to the environment.