

Planning / Design and Access Statement

Proposal:

Construction of detached single storey dwelling

Site:

Rear of 10 Barrack Lane, Aldwick PO21 4BZ

Client:

Mr & Mrs Woodward

Ref: PLAN 1182 / August 2018

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Sales ► Lettings ► Commercial ► Rural ► Development ► Fine Art

Henry Adams LLP is a limited liability partnership registered in England and Wales. No. OC308996 VAT No. 846 2465 12
A list of our members and partners is available for inspection at our registered office at Rowan House, Baffins Lane, Chichester PO19 1UA
Regulated by the RICS (Royal Institution of Chartered Surveyors)

1. Introduction
2. The Site and Its Surroundings
3. The Application Proposal
4. Planning History
5. Planning Policy & Guidance
6. Planning Assessment
7. Conclusion

1. Introduction

- 1.1 This statement has been prepared on behalf of our client Mr & Mrs Woodward, to accompany the planning application for the construction of a single dwelling on land to the rear of 10 Barrack Lane, Aldwick.
- 1.2 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:
- Physical Context – explains the physical context of the site and its surroundings;
 - Planning Context – relevant planning history of the site and broad policy requirements;
 - Use – the purpose of the proposed development;
 - Amount – the extent of development on the site;
 - Scale – details of the physical size of the proposed development;
 - Layout – the relationship of the proposed development to the site and its setting;
 - Appearance – details of materials, style and impact upon the existing and neighbouring properties;
 - Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
 - Access – access to the proposed development and associated parking;
- 1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.
- 1.4 The application is submitted to secure full planning permission for the construction of a single storey, 3 bedroom dwelling.

2. The Site and Its Surroundings

- 2.1 The site the subject of this application proposal is located to the rear of 10 Barrack Lane, Aldwick. The site itself forms part of the garden land associated with the existing dwelling.

- 2.2 10 Barrack Lane comprises a two storey semi-detached dwelling, set within a large plot. It has mature gardens to the front, side and rear of the property. The property itself has various different roof forms, with a half hipped forward projection adjacent to a catslide roof detail, forming the entrance to the property. The forward projection matches that of the adjoining property. The building is finished in red brick at ground floor level, with red clay hanging tiles above. An in-out driveway provides access to the property, leading to a gravel driveway.
- 2.3 The existing property has a large garden area, with various outbuildings to the rear, including a large summerhouse building, timber shed and brick built structure, which adjoins the western site boundary with No. 12 Barrack Lane.
- 2.4 The site is enclosed on its front boundary by a mature hedgerow / tree line. The eastern site boundary with No. 8 Barrack Lane and northern boundary with No. 1 Cherry Close is formed by domestic timber fencing and supplemented by mature trees and planting.
- 2.5 The wider area comprises a mix of types and styles of properties, including detached and semi-detached single storey and two storey properties. Plot sizes also vary, with the application site and the immediately adjoining properties having larger curtilages than properties to the north and south of the site.

3. The Application Proposal

- 3.1 The application proposes the construction of a single storey dwelling on land to the rear of 10 Barrack Lane, Aldwick. The proposed dwelling would be located within the rear garden of No.10, with access to be provided via the eastern point of access currently serving the existing property.
- 3.2 The proposed access drive would extend along the eastern site boundary, leading to the proposed residential curtilage serving the new dwelling. A new boundary would be formed to delineate the garden serving 10 Barrack Lane and that of the proposed dwelling.
- 3.3 The dwelling is to be sited away from the north boundary of the site, so as to protect existing mature trees, which are located on the site boundary. The proposed dwelling would be set off the new boundary with 10 Barrack Lane by 1 metre, and a separation distance of 12 metres would be retained between the rear elevation of the existing dwelling and the proposed boundary. Distances of approximately 10 metres would be maintained to all other boundaries.

- 3.4 The property itself would have a hipped roof, with dual pitch to minimise the height and bulk of the roof.
- 3.5 The proposed dwelling would provide 3no. bedrooms, kitchen, lounge, utility and bathroom. The building would be finished in red brick and covered with a red tiled roof.

4. Planning History

- 4.1 Set out below is the relevant planning history relating to the site.

Reference	Location	Proposal	Status
<u>AW/199/18/HH</u>	10 Barrack Lane Aldwick PO21 4BZ	Proposed extension to study	Undecided
<u>AW/148/18/HH</u>	12 Barrack Lane Aldwick PO21 4BZ	Single storey rear in-fill extension & addition of 1 No. west facing first floor window.	Approved

- 4.2 The planning history detailed confirms that there is a current application for an extension to the existing dwelling at 10 Barrack Lane, which comprises a small scale front extension, largely infilling a small overhang section to the front of the property.
- 4.3 The live application is not considered to impact upon the assessment of the current planning application.

5. Planning Policy and Guidance

Legislative background

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 The revised NPPF (July 2018) states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The Framework seeks to ensure that planning applications are determined in accordance with the development plan.

- 5.3 Paragraph 10 states that in order for sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.4 Paragraph 11 (replaces former paragraph 14) sets out that for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.5 Footnote 6 to criteria d. i. listed above now provides an exhaustive list of restrictive policies, under which the presumption in favour would not apply.
- 5.6 Paragraph 12 goes on to confirm that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.9 Paragraph 91 'Promoting healthy and safe communities' confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 5.10 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Section 12 of the revised framework sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Specifically, this section of the NPPF sets out that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Plan Policy

- 5.13 Local Policy is contained within the recently adopted Local Plan 2011-2031. The adoption of the Local Plan supersedes policies contained within the former Local Plan 2003. The new Local Plan sets out the Council's strategic approach to development within the District.
- 5.14 Policy SD SP1 - Sustainable development sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).
- 5.15 Policy SD SP1a - Strategic Approach sets out that it seeks to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services
- 5.16 Policy SD SP2 – Built-up Area Boundary states that Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 5.17 Policy GI SP1 - Green Infrastructure and development sets out the existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- 5.18 Policy D SP1 – Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. 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.

- 5.19 Policy D DM1 - Aspects of form and design quality confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.
- 5.20 Policy D DM2 - Internal space standards states that 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 Space Standards are considered to provide guidance only.
- 5.21 Policy ECC SP1 - Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- 5.22 Policy ECC SP2 - Energy and climate change mitigation confirms that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
 - b. Use design and layout to promote energy efficiency; and
 - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

6. Planning Assessment

- 6.1 The assessment of the application is made in line with the newly adopted Local Plan, which is considered to support the proposed development for the reasons discussed below.

Principle of Development

- 6.2 The site the subject of this application is located within the defined built-up area boundary, within which the principle of development is considered to be acceptable, in accordance with Policy SD SP2 of the newly adopted Local Plan.
- 6.3 The site itself is not designated under the Local Plan for any designated use or as protected open space.
- 6.4 The site does comprise a form of backland development, which should be considered carefully, however, as a starting point, the principle of constructing a dwelling in this location is acceptable.

Sustainability

- 6.5 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. The location of the development is driven by availability of land to the rear of 10 Barrack Lane, which is unconstrained, with the exception of the protected trees on the site boundary.
- 6.6 Economically, whilst only of a small scale, the construction of the proposed dwelling would have a positive economic benefit.
- 6.7 In terms of the social element to sustainability, the proposal provides a single residential dwelling, in a sustainable location. The dwelling would be single storey, which is suitable for families as well as those looking to down size / wanting a level access property.
- 6.8 It can therefore be concluded that the development as proposed represents sustainable development.

Design and Layout

- 6.9 The proposed dwelling is designed to a high standard and would be finished as such. The dwelling is of a traditional design and the material proposed for construction would reflect those seen in the locality.

- 6.10 Parking provision is provided to the front of the proposed dwelling, with a large driveway and hardstanding maintained for 10 Barrack Lane. Bin storage / collection to be located close to the site access, to ensure suitable refuse collection is achievable.
- 6.11 In terms of the internal space, the proposed accommodation would provide 134 square metres of floorspace. This exceeds the requirements of the Nationally Described Space Standard, which state that a three bedroom single storey property should provide at least 74 square metres.
- 6.12 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan.

Neighbour amenity

- 6.13 The proposed dwelling is sited and designed so as to protect the amenity of all existing adjoining properties. The single storey nature of the building will prevent any direct overlooking of the adjoining gardens, as these would be screened by the existing and proposed boundary walls.
- 6.14 The proposal does result in the loss of some of the garden area serving 10 Barrack Lane, through the provision of the proposed dwelling, garden and means of access. However, the property would maintain a reasonable sized garden area to serve the dwelling, with a minimum depth of 12 metres. In addition, the proposed dwelling would be sited close to the proposed new rear boundary of the property.
- 6.15 Given the suitable amount of retained garden land, together with the single storey nature of the bungalow and separation distances proposed, it is not considered that the proposed dwelling would harm the amenity of those residing at 10 Barrack Lane.
- 6.16 In terms of the amenity of future occupants of the proposed dwelling, this is considered to be acceptable with suitable internal and external space provided. Some overlooking could be achieved from both 10 and 12 Barrack Lane, however, this would be limited by proposed boundary treatment and sufficient separation distances being proposed.

- 6.17 The proposed design would therefore ensure that the amenity of adjoining properties would be preserved and a suitable living environment would be achieved for future occupants.

Access

- 6.18 Paragraph 108 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 6.19 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 6.20 Paragraph 111 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

- 6.21 Access is to be provided via the existing driveway serving 10 Barrack Lane. This would be shared with 10 Barrack Lane and the scheme does not proposed any alterations to the existing point of access on to Barrack Lane.

- 6.22 The form of development would generate very low vehicular trip movements and would be accessed via a driveway serving the existing dwelling. The residual cumulative highway impacts of development would not be severe and therefore should not be resisted on highway grounds in accordance with the advice in the NPPF.

Impact on Protected Trees

- 6.23 The application is supported by a detailed Arboricultural Implications Assessment prepared by Andrew Ramsay (BA Hons) MALA who is a Landscape Architect and a chartered member of the Landscape Institute (CMLI). This includes a detailed Tree Protection Drawing; which confirms that subject to suitable construction methods being undertaken, the protected trees within the site can be protected throughout construction.
- 6.24 Additionally, the dwelling is set away from the trees and sufficient garden area is provided beyond the crown of surrounding trees so as to avoid any pressure for their removal in the future.
- 6.25 Subject to the development being carried out in accordance with the proposed recommendations, the development would ensure that the surrounding trees will be protected.

Foul and Surface Water Drainage

- 6.26 Local Plan Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The policy goes on to confirm that proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.
- 6.27 The proposed surface water drainage is to be dealt with by on-site soakaways, subject to appropriate on site monitoring. Should the Council consider on-site monitoring be required, it is requested that this be secured by condition, so as to avoid any unnecessary delay in the determination of the application.
- 6.28 Foul drainage is to be connected to the existing foul sewer network, which will be subject to appropriate consultation and agreement with the foul sewage utility provider.
- 6.29 Subject to the above, the proposal will ensure compliance with Policy W DM3 of the Local Plan and will ensure that flood risk is not increased on or off site as a result of the proposed development.

7. Conclusion

- 7.1 Planning permission is sought for the construction of a single storey detached dwelling on land to the rear of 10 Barrack Lane, Aldwick. The principle of the proposed development is acceptable given the sites location within the defined built up area boundary.
- 7.2 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF to encourage sustainable development and its support to deliver a wide choice of high quality homes, to make places better for people and to not stifle innovation. The development is additionally compliant with the relevant Local Plan Policies, whereby the development can be achieved without harm to the visual amenities of the locality and provides a comprehensive development within the curtilage of the site.
- 7.3 The proposed siting, scale and design would not impact upon the existing street scene, therefore ensuring that the character and appearance of the locality is preserved. The dwelling is modest in size and thus appropriate to the size of the proposed curtilage and would not overdevelop the site. The dwelling would not detract from character and appearance of the surrounding area.
- 7.4 In terms of technical matters, the proposed development includes a safe means of access and suitable parking provision for the existing and proposed dwellings. The application is also supported by a detailed Arboricultural Report and Preliminary Ecology Appraisal, which confirms that the dwelling and means of access can be constructed without harm protected trees within the site and the development would not harm any protected species/habitats.
- 7.5 With no harm to the amenities of adjacent land owners, no change to the prevailing character and appearance of the area or harm to the natural environment, it is respectfully requested that planning permission be granted.