Planning, Design & Access Statement

Planning Considerations

In support of this application I would draw the case officers attention to the contents of PPG3.

The PPG strengthens the emphasis on maximising the re-use of previously developed land and opportunities for the conversion and re-use of existing buildings in preference to the development of greenfield sites.

Paragraph 11 seeks to provide more intensive housing development around existing centres, secure a mix of dwelling sizes and type, and encourage the provision of housing to meet the needs of specific groups - including the elderly and the disabled. The proposal fully accords with this advice. The development is for a bungalow which would be design and constructed to met the standards for disabled use, and being on a single level would suit the elderly. It would therefore meet the needs of both the elderly and the disabled. Being a small dwelling it would also meet the needs of a young couple, wishing to start on the housing market.

Whilst referred to with reference to conversions, the PPG actively encourages LPAs to adopt a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking.

Paragraph 32 of the PPG makes a firm commitment to a presumption that buildings for re-use or conversion should be developed before greenfield sites. In the light of this advice, a presumption in favour of the application proposal should exist. Indeed, paragraph 41 of the PPG requires local planning authorities to adopt positive policies to promote the re-use and conversion of buildings to housing. The advice also confirms that if no such policies currently exist in local plans, the guidance set out in the PPG should assume precedence in the determination of proposals, whilst new plan policies are updated.

Paragraphs 46 to 58 deal with creating sustainable residential environments, by promoting:

> development that is linked to public transport;
> a greener residential development;
> greater emphasis on quality and designing places for people; and
> the most efficient use of land.

The application proposal fulfils all these aims.

In short, the application proposal represents an acceptable development

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opportunity for new housing in an urban location, which will have environmental benefits locally. It proposes the utilising developed land to provide a new small dwelling. The application site is currently underused and is capable of being re-used more intensively to provide new housing without harming its surroundings. Taken as a whole, the application proposal will also benefit the character and appearance of the area by enhancing its environmental quality. The proposal complies strongly with advice in the new PPG3 and should therefore be supported.

Design

It is not considered that there will be any adverse impact upon neighbouring properties.

The proposed dwelling has been deigned to ensure that the amenities enjoyed by both the existing dwelling (38 Pryors Lane) and the immediate neighbour (1 Heston Drive) will be respected.

In is acknowledged that there is a previous refusal for a dwelling in this location [AW/35/05 refers].

This current scheme has been specifically designed to address the concerns raised in that refusal.

The refusal reason refers to the development being a cramped form of development.

In this present scheme the garage and conservatory on the existing bungalow have been removed. This creates more space around the dwelling and ensures that the existing property will be left with sufficient amenity space.

The size of the proposed dwelling has also been substantially reduced in order to ensure that its occupiers will also be provided with sufficient amenity space to meet their needs.

In terms of the overall size of the plot, it is submitted that it is comparable to many in the locality. In this regard I would draw particular attention to the following:

- The plot width is comparable to all the properties in Heston Grove, which form its streetscene setting; and,
- The size of the rear garden is greater than that of 8 & 10 Heston Grove and 38 Pryors Lane.

The development is also comparable to three new build examples of bungalows:

- 1 Lovells Close, Aldwick - AW/298/03 and AW/216/04 refer;
- 37a Oxford Drive (adj to 1 Worcester Close, West Meads - AW/215/04 and AW/30/05; and,
- Land adj 1 Pinehurst Park, Aldwick - allowed on appeal under AW/52/04

Access

With regard to access on the site itself, the drive will be constructed with a solid surface to ensure that access can be achieved by all persons. The front door to the property will have a level threshold.

The site is accessible to many local facilities and is within easy walking distance of local buses.

Conclusions

In summary, the benefit of providing an additional and much needed dwelling in a sustainable location within the built up area far outweighs the minimal impact that may arise to the character of this small cul de sac.

I therefore submit that this amended scheme is acceptable on all counts.

If the case officer has any queries with the application I would be grateful if they would contact me prior to any formal decision being made.

Yours sincerely,

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