

PLANNING, DESIGN & ACCESS STATEMENT

Accompanying a planning application for the construction
of a detached dwelling and associated works

On land at

276 Aldwick Road

Aldwick

Bognor Regis

PO21 3QH

January 2019

Ref: NM/19007



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a planning application for the construction of a detached dwelling and associated works on land at 276 Aldwick Road, Bognor Regis, PO21 3QH.
- 1.2 The application site is located within the Built-Up Area Boundary of Bognor Regis where new residential development is acceptable in principle providing it accords with other national and local planning policies. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide an additional unit of housing and achieving the aims of sustainable development.
- 1.3 Plans and information submitted in support of the application comprise the following:
- Drawing No: 1814/PL01- Location & Block Plan
 - Drawing No: 1814//PL02 - Floor Plans & Elevations
 - Arboricultural Impact Assessment
 - Existing Tree Schedule
 - Tree Constraints Plan
 - Tree Retention & Protection Plan
 - Baseline Assessment Checklist
 - Validation Checklist
 - Planning, Design & Access Statement

2.0 THE SITE

- 2.1 The application site is located on the north side of the B2166 Aldwick Road within the Built-Up Area Boundary of Bognor Regis, on a large corner plot to the north-west of the Aldwick Fields roundabout. The area is characterised by a variety of housing types from larger detached two-storey dwellings, to flats and semi-detached properties within Aldwick Fields immediately to the south of the site. Margaret Close, a development to the west of the application site is made up of large detached two-storey properties in a cul-de-sac arrangement. Development is predominantly in linear form fronting the highway, with hard standings forward of the properties and landscaped front gardens. The area has a verdant character and is located close to shops, services and transport links.

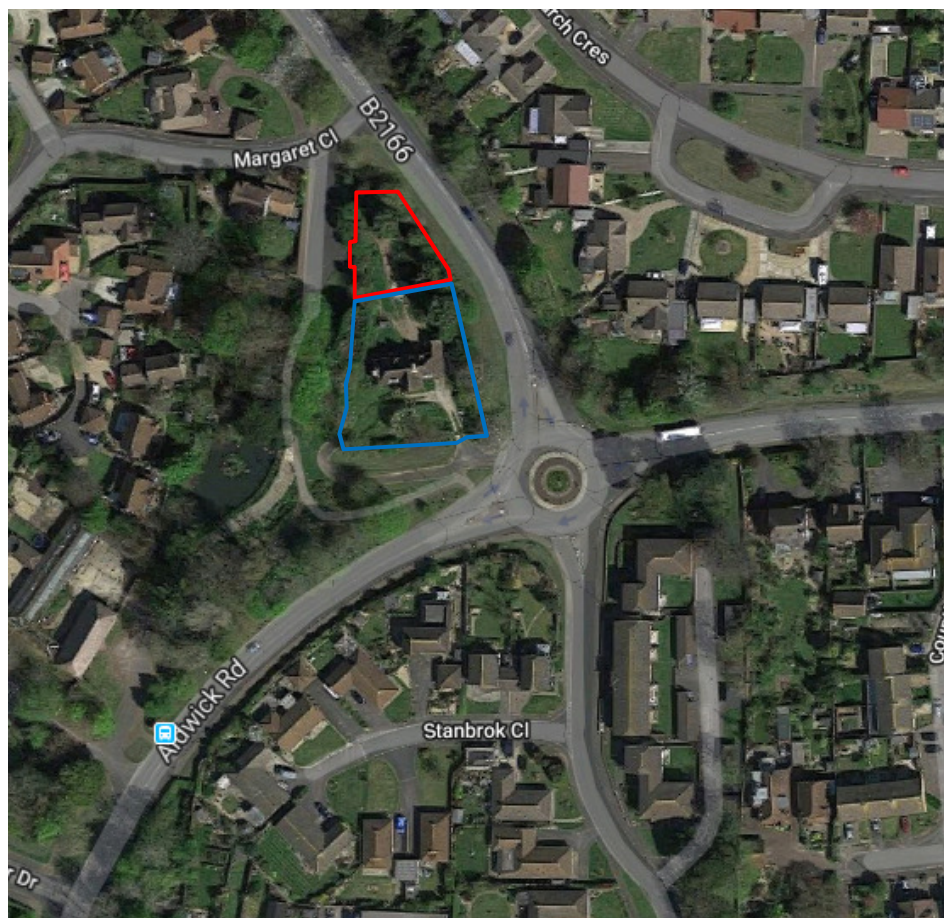


Fig 1 – Google aerial view of the site

- 2.2 276 Aldwick Road is a substantial detached dwelling constructed in brick with tile hanging to the upper floors under a hipped clay tiled roof. The property features a prominent gable feature central to the front (south) elevation and low eaves, with a cat slide roof to the east. 276 Aldwick Road benefits from vehicular accesses via a private driveway from the B2166 and features mature tree planting to all boundaries, with trees covered by preservation located to the southern and eastern boundaries. The site the subject of this application relates to an area

measuring 0.04 hectares formerly part of the rear private amenity space enjoyed by 276 Aldwick Road and accessed from an existing turning head on Margaret Close.

- 2.3 The grain of development in this location is close knit and relatively dense in form. The development proposal has been considered in order to respect existing character whilst achieving sustainable development. It is therefore considered that the principle of small scale residential development is acceptable at this highly sustainable location.

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (2018) and the adopted Arun Local Plan 2011-2031.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- 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:
 - 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
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 3.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five year supply of deliverable sites for housing.

- 3.4 On design, paragraph 127 the NPPF require decision to 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;
- 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 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 users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.5 We consider the application proposal to be compliant with the National Planning Policy Framework.

Adopted 2011-2031 Arun Local Plan

- 3.6 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.
- 3.7 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy D SP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy D DM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.
- 3.8 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. The Tree Constraints, including the protection of a tree covered by a Tree Preservation Order on the site, are dealt with in the statements submitted in support of the application.
- 3.9 Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.

- 3.10 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 3.11 There is no Neighbourhood Plan for Aldwick at this time.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The site is located within the Built-Up Area Boundary of Bognor Regis. As shown below at Figure 2. 276 Aldwick Road is a substantial plot located firmly within the residential built up area and currently comprises a large detached house. As such the subdivision of the plot can be achieved without resulting in harm to the character of the area. 276 Aldwick Road is situated on a plot that is noticeably bigger than surrounding plots - extending to 60 metres in depth. The proposals seek to subdivide the plot across its centre, creating a north-south split. 276 Aldwick Road would remain unchanged from the front, Aldwick Road, elevation and would retain a rear garden in excess of 12 metres in depth.
- 4.2 The resulting plot to the north of 276 Aldwick Road measures 0.04 hectares and is roughly triangular in shape. The plot measures approximately 24 metres in depth and a minimum of 12.5 metres wide at its narrowest, northern point; extending to 27 metres wide at its southern boundary with 276 Aldwick Road. The plot features a number of mature trees, some of which are covered by preservation order, and the proposals have been informed by arboricultural reports in order to retain the protected trees.

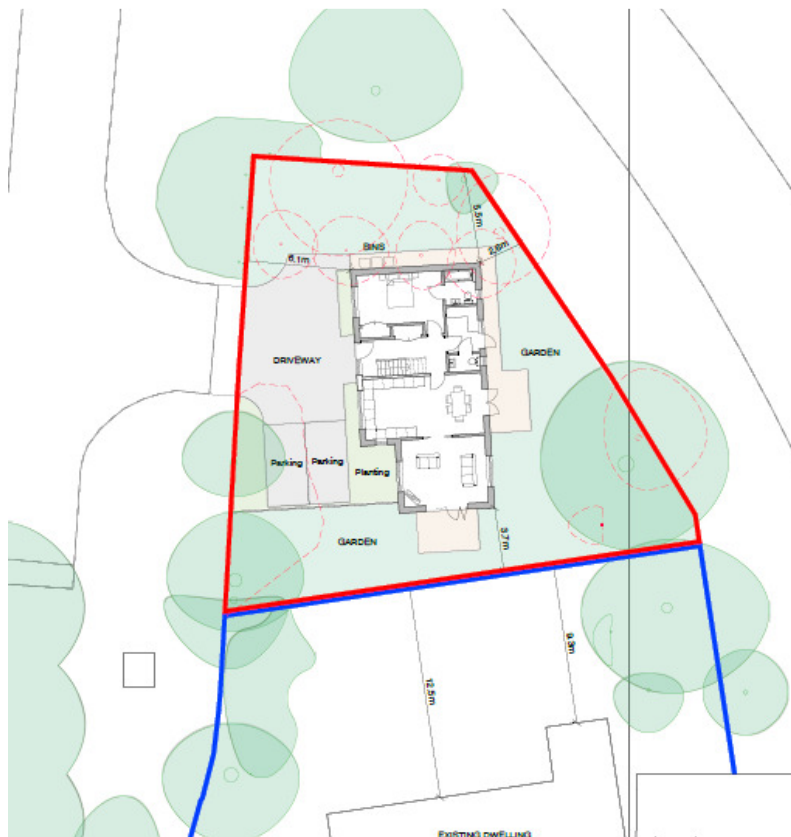


Fig 2. Application site outline in red

Design Principles and Appearance

- 4.3 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as tiled roofs with timber cladding or tile hanging to the upper floors, and red stock brick work. The development proposes a detached, chalet-style L-shaped property centrally to the plot, oriented east/west, with its front elevation facing west and accessed from Margaret Close. Adequate parking and turning is proposed to the west adjacent to the highway, and areas of private amenity space predominantly to the south and east are proposed to serve the new dwelling.



Fig 3. Proposed west elevation

Layout

- 4.4 The application site measures 0.04 hectares. The site is former garden land to the north of 276 Aldwick Road and is currently screened by a 1.8m high close boarded fence and by a large number of mature trees to the site boundaries. The layout of the proposed dwelling; and the placement of fenestration have been thoroughly considered in terms of separation distances; and in order to protect the amenities of neighbouring residential occupiers.
- 4.5 The application site forms a roughly triangular plot of land measuring roughly 24 metres in depth and 27 metres wide at its southern boundary, narrowing to 12.5 metres to the north. The proposed development has been designed to make appropriate and effective use of the residential land available. The additional single dwelling is proposed to be positioned with generous spacing between the existing and proposed properties, and includes a schedule of measures to protect existing mature vegetation, retaining the verdant appearance of the site from the highway. 2 no. car parking spaces are proposed to serve the new dwelling clear of the highway and with adequate space to turn on site, in line with guidance.
- 4.6 Separation distances between the development and existing dwellings are more than sufficient to prevent overlooking or overshadowing of neighbouring properties, with dwellings to the west

and east separated from the proposal by the surrounding highways. There are no windows proposed to the south elevation of the new dwelling and built form is set away from the site boundaries. The proposed dwelling is set centrally to the site and would not project forward of 276 Aldwick Road when viewed from the east, arranged in order that the development would sit comfortably within the plot and not appear prominent within the street scene.

- 4.7 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 4.8 The proposal is for a detached chalet-style dwelling on a plot measuring 0.04 hectares, which has been subdivided from garden land belonging to 276 Aldwick Road, creating an additional plot. The scale of the development is responsive to the site's surroundings with larger detached single and two-storey houses to the west on The Oaks and Margaret Close and flats and terraced housing to the south. The proposed 3-bed house is reflective of its siting adjacent to Margaret Close and proposes bedroom accommodation at ground and first floor making it accessible for all. The elevational drawings submitted show the chalet-style property set under a gabled roof, the height of which is subservient to the large two and a half storey form of 276 Aldwick Road and accords with built form elsewhere in the vicinity.
- 4.9 It is considered that the house design and site layout has led to a well-proportioned scheme, where the proposed additional plot provides sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the existing residential development within the Built-Up Area Boundary.

Amount and Use

- 4.10 The proposed development comprises a single additional dwelling house on a site measuring 0.04 hectares. The scheme comprises a well-balanced layout and appropriate house design for its location within the residential area. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of the land for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.11 The proposals would involve creating an access to serve the new dwelling joining an existing turning head on Margaret Close. The scheme would provide adequate turning and parking provision for the new house, providing parking for 2 no. cars clear of the highway.
- 4.12 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The access is situated within a cul-de-sac where traffic is slow moving and it is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscape

- 4.13 The site benefits from well landscaped boundaries with mature trees, planting and shrubs to the site boundaries. The proposals have been fully informed by a tree survey including a tree protection plan to ensure the proposed development would not adversely affect the large trees, including those covered by preservation orders, and other well established landscaping that positively contribute to the amenity of the area. It is accepted that landscaping could be controlled by condition in the usual way.

5.0 CONCLUSION

- 5.1 The application is for an additional new dwelling on existing residential curtilage at 276 Aldwick Road. The site is located within the defined Built-Up Area Boundary of Bognor Regis and is situated in a sustainable suburban location.
- 5.2 It is considered that the proposed scheme presents a well-balanced and spacious residential development designed to a high standard. The proposed dwelling would make a positive contribution to the townscape of Aldwick whilst maintaining the character of the area.
- 5.3 The small scale residential scheme would make efficient use of existing residential land in order to deliver a single additional dwelling in context with the surrounding pattern of residential development and would make a useful contribution to the supply of local housing market.
- 5.4 For the reasons set out in this statement above the application proposal complies with the Arun District Local Plan 2011-2031 and the overarching objectives of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.