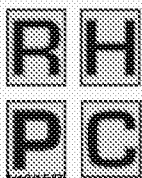


**PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR
PLANNING PERMISSION**

**PROPOSED DEVELOPMENT OF
2 DETACHED HOUSES
AT
WEST DRIVE ANGMERING
FOR
HARGREAVES MANAGEMENT LTD**

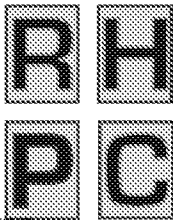


PLANNING STATEMENT

PROPOSED DEVELOPMENT OF 2 DETACHED HOUSES AT WEST DRIVE ANGMERING

**ON BEHALF OF
HARGREAVES MANAGEMENT LTD**

JANUARY 2015



Rob Huntley Planning Consultancy

PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The application seeks planning permission for the residential redevelopment of the site, involving the construction of 2 houses.

Outline planning permission has previously been granted for the development of the site by the construction of 2 detached houses, under reference A/110/06. Approval of reserved matters and other details required by conditions of that permission were subsequently approved pursuant to application reference A/190/06. That approved development was begun by the commencement of the formation of the approved accesses to the site, within the relevant time period. That approved development can therefore be completed consistent with the previous approvals.

The development now proposed is in respect of a revised proposal for the development of the site. The development now proposed remains, as previously approved, the construction of 2 detached dwellings, each with detached garages. The location of the 2 houses on the site, the means of access, and the scale and character of the development remains substantially as previously approved. The detailed design of the dwellings has been improved, enhancing the consistency of the proposed development with the character of the locality.

In all material respects, the development now proposed is similar to, or represents an improvement over, that previously approved at the site.

This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority.

CONTENTS

SECTION

- 1 INTRODUCTION**
- 2 CONTEXT AND HISTORY**
- 3 THE REVISED DEVELOPMENT**
- 4 CONCLUSIONS**

APPENDICES

- A LAYOUT PLAN APPROVED UNDER A/190/06**
- B PLOTS 1 AND 2 PLANS APPROVED UNDER A/190/06**
- C LETTER DATED 7/9/2011 AND PHOTOS TAKEN 14/9/06
RELATING TO COMMENCEMENT OF APPROVED DEVELOPMENT**

1.0 INTRODUCTION

- 1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The proposed development is the construction of 2 houses on land at West Drive Angmering. It gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority.
- 1.2 The remainder of this statement describes the context and detail of the proposed development and addresses the planning considerations relevant to the proposed development.

2.0 CONTEXT AND HISTORY

- 2.1 Outline planning permission was granted for the development of the site by the construction of 2 detached houses, under reference A/110/06. Approval of reserved matters and other details reserved by conditions of that permission was subsequently given on 22 February 2007 [application reference A/190/06]
- 2.2 In a letter dated 7 September 2011 the applicants advised the Council of the intention to commence the approved development on 13 September 2011. This letter, and photographs taken on 14 September illustrating the access works then under construction, are attached at Appendix C. The approved development was commenced within the relevant time period specified in condition 2 of the outline permission, A/110/06. It follows that the approved development could now be completed, consistent with the previous approvals, without the need for any further grant of planning permission.
- 2.3 Details of the development approved under A/110/06 and A/190/06 are illustrated in the drawings attached at Appendices A and B. The applicant considers that the development approved at the site, and which has been commenced, can be improved upon. The development it now wishes to undertake is substantially the same as that previously approved (and commenced), but with enhancements to the elevational detail and materials to be used.

3.0 THE REVISED DEVELOPMENT

- 3.1 The revised development now proposed at the site is illustrated in the drawings submitted with this application. These have been uploaded via the Planning Portal. The development remains substantially the same, in terms of its content, scale and description, as that previously permitted under applications A110/06 and A/190/06.

- 3.2 The principal revisions now proposed, as illustrated on the submitted drawings, are to the detail of the internal arrangement, to the architectural design, and to the external materials proposed to be used. The development remains as 2 detached houses as previously approved. The scale of these is closely similar to the previous approved scheme, and their siting on the plots remains substantially the same.
- 3.3 The proposed houses would be of 2 storeys, consistent with the prevailing character of the area. Each of the properties would have private, enclosed rear gardens of substantial size. Detached garage buildings for each house, together with driveways, will ensure adequate parking provision and secure cycle storage facilities. The 2 vehicular accesses will be in the same location as previously approved, construction of which was previously commenced in accordance with the approvals granted under A/110/06 and A/190/06.
- 3.4 Proposed landscape planting additional to that which formed part of the previous approval, is shown on the submitted drawings. This includes the retention of the replacement tree planting previously implemented at the site following a TPO appeal decision dated 20/6/2011 [reference APP/TPO/C3810/1710]. Substantial hedgerow planting is also proposed along the periphery of the site where it abuts West Drive, thereby enhancing the relationship between the proposed development and the streetscene.
- 3.5 The materials proposed to be used are set out on the submitted drawings. These, and the design context within which they will be used, represent an improvement over the details previously approved. A mix of facing brick and tile hanging to external walls, and tiled roofs is proposed, consistent with the character of the locality. The details of these materials are illustrated on drawing 027 000 600A submitted as part of this application.
- 3.6 Development of the site with the revised design of the dwellings now proposed would result in an improvement over the completion of the scheme previously permitted. As that previously permitted scheme was duly begun within the time period specified in the earlier planning permission, it could lawfully be completed.
- 3.7 Details of materials, means of enclosure, landscape planting and other matters of detail, are included on the drawings submitted with this application. It is, therefore, not necessary for conditions to be attached to a grant of planning permission on this application to require such details to be submitted for approval. If thought necessary, conditions could be attached to ensure that the development is carried out in accordance with the submitted plans.
- 3.8 Nor is there any justification for seeking a planning obligation to secure contributions to infrastructure, services or affordable housing. This is for 2 reasons. Firstly, the ability to implement the development previously permitted and commenced means that a legitimate “fallback” position exists. That development was not subject to any such requirement, so it would be inappropriate to seek a

planning obligation in the present case. Secondly, National Policy is now that affordable housing or “tariff-based” contributions should not be sought in respect of developments of fewer than 10 residential units and less than 1000sqm of floorspace. This change in policy is now set out in an amendment to the National Planning Practice Guidance published on 28 November 2014 (Paragraph: 012 of the NPPG relating to Planning Obligations - Reference ID: 23b-012-20141128). The development proposed is beneath both of these thresholds, so that any planning obligation to secure such contributions would not be consistent with National Policy.

4.0 CONCLUSIONS

4.1 In the light of the matters addressed above, the following conclusions arise:

- The development of the site by the construction of 2 detached dwellings has previously been permitted;
- The previously permitted development was duly commenced within the relevant timescale, and can therefore be completed with no need for any further planning permission;
- The design and use of materials now proposed would result in a higher quality of development at the site than previously approved;
- Consistent with recently amended National Policy and the absence of any such requirement in connection with the potential completion the extant “fallback” development, there is no justification for a planning obligation to secure affordable housing or tariff-based contributions.

4.2 In the light of all these considerations, planning permission should therefore be granted for the development as proposed in this application.

APPENDIX A

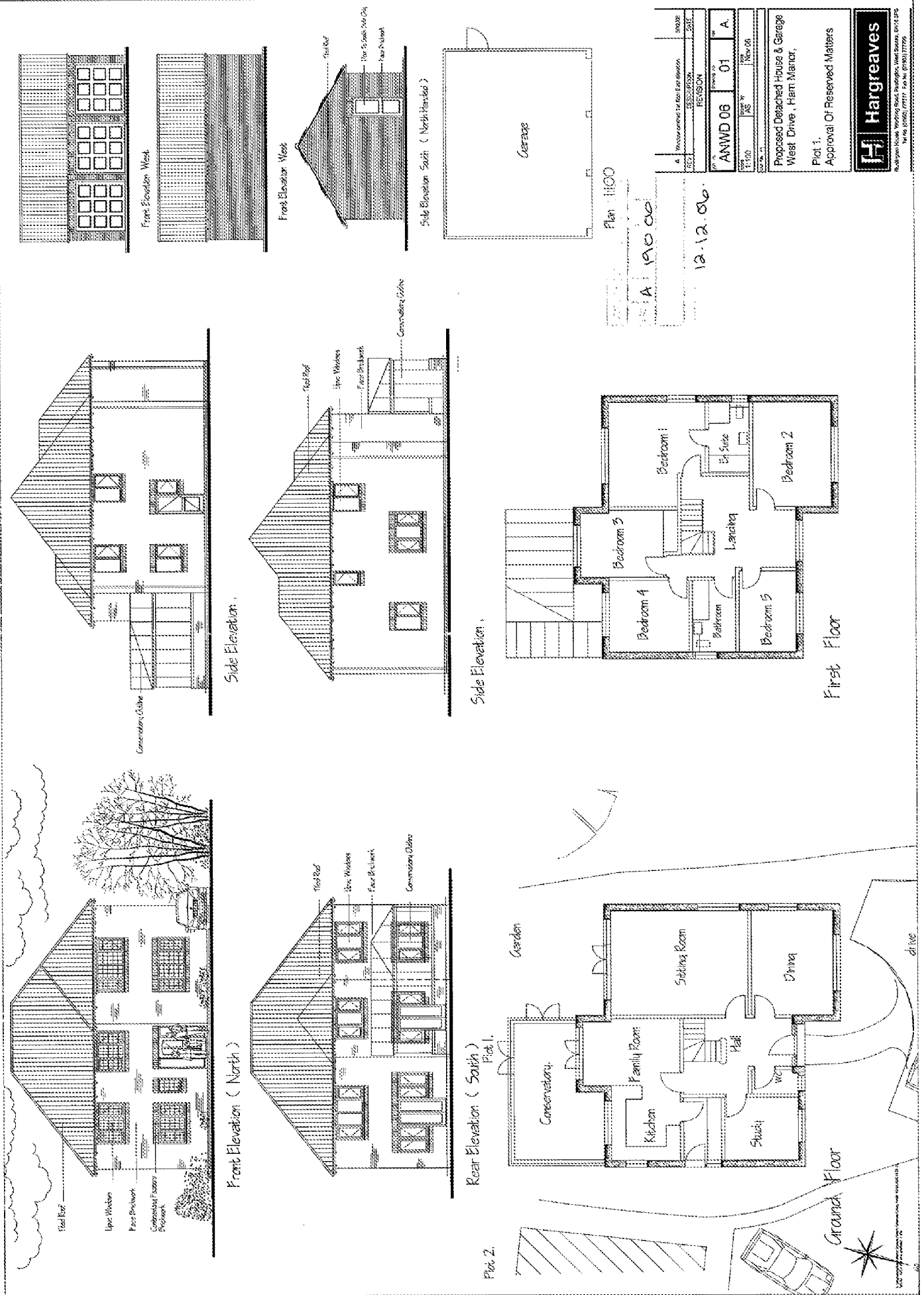
LAYOUT PLAN APPROVED

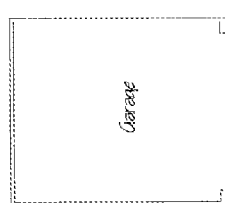
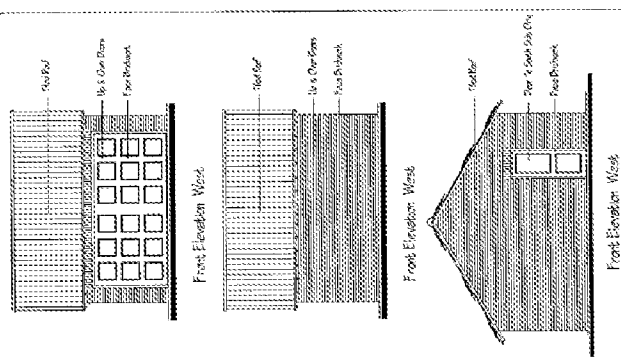
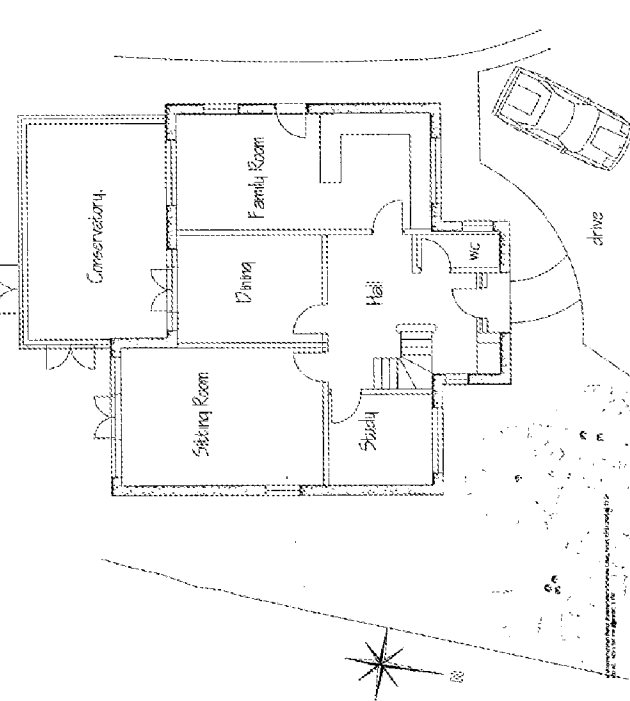
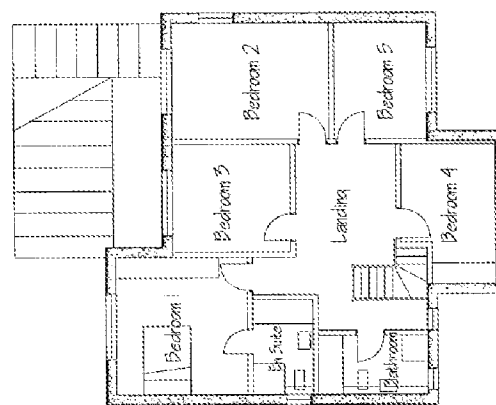
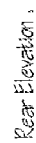
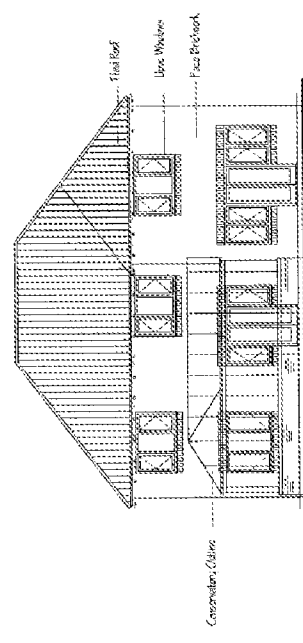
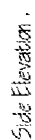
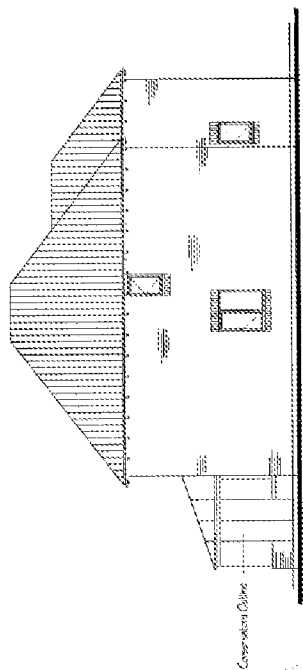
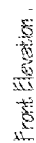
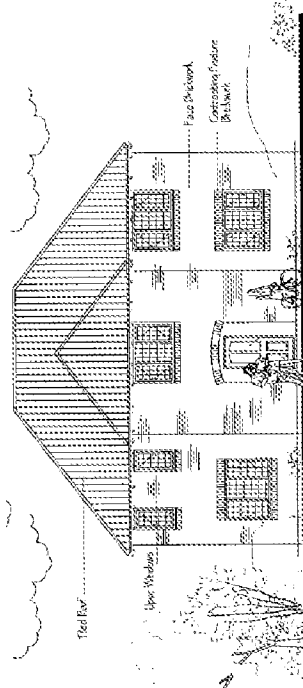
UNDER A/190/06

APPENDIX B

PLOTS 1 AND 2 PLANS

APPROVED UNDER A/190/06





0011 12/10

APP	CSS-000035	DATE
	REVISION	
NO.	ANWD 06	Q2
REV	AS	1900.08
BY	110	1900.08
CHKD	11	1900.08

Proposed Detached House & Garage
West Drive, Harn Manor,

Plot 2.
Approval Of Reserved Matters

Proposed Detached House & Garage
West Drive, Ham Manor,

Plot 2.
Approval Of Reserved Matters

Harcrow



Livingston House, Worthing Road, Rushmore, West Sussex, GU14 3PS
Tel No: 01960 776777 Fax No: 01960 777701

ARUN DISTRICT COUNCIL	
No. A	190 80
RECEIVED	12.12.80

APPENDIX C

DETAILS OF COMMENCEMENT OF DEVELOPMENT APPROVED UNDER A/190/06

Rustington House
Worthing Road, Rustington
West Sussex BN16 3PS

Planning Dept
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our Ref: ADC-WD-110907

7th September 2011

BY RECORDED DELIVERY

Dear Sirs

LAND AT WEST DRIVE, ANGMERING – REF: A/190/06

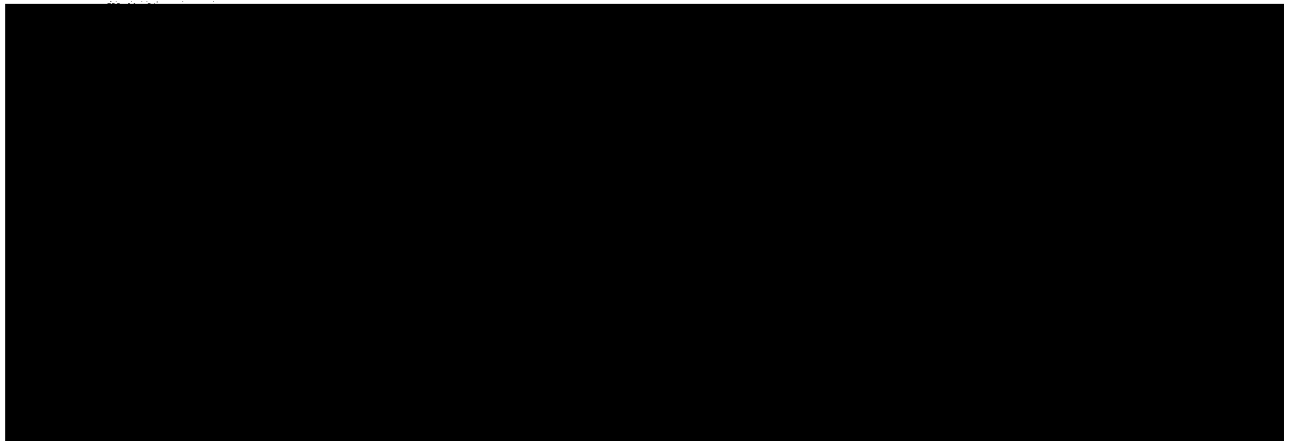
We refer to the aforementioned scheme dated 22nd February 2007.

Under the scheme there were 4 Conditions which have been discharged as follows:-

- (1) Condition 1 – approved 26th January 2009
- (2) Condition 2 – noted
- (3) Condition 3 – approved 22nd June 2009
- (4) Condition 4 – noted

Accordingly work to commence construction of this scheme in accordance with the approved details will commence on 13th September 2011, ensuring that this Consent is implemented before the expiry on 29th September 2011 and we would therefore invite you to inspect the site should you wish and should you require clarification in respect of the site, please contact the undersigned.

Yours faithfully





PHOTOS TAKEN 14/09/2011 ILLUSTRATING COMMENCEMENT OF ACCESS WORKS

