



PROGRESS PLANNING

Planning, Transport, Design and Access Statement

16 Pine Tree Close, West Sussex, Angerming, BN16 4LP

Erection of single storey side extension and provision of 4 parking spaces and cycle/refuse storage to provide a single family dwellinghouse following demolition of existing garage

June 2021

Site Description

The site is located on the northeast corner of 16 Pine Trees Close, West Sussex, Angmering, BN16 4LT, in Arun District Council.

The site comprises a single storey semi-detached house with a detached garage to its side and vehicular access onto Pine Trees Close.

The area is residential in character comprising mostly single family dwellinghouses.

The property is neither listed nor located within a conservation area. The site is in Flood Zone 1 and there are no other relevant planning designations relating to the site.

Proposed development

Planning permission is sought for erection of a single storey side extension and provision of 4 car parking spaces and cycle/refuse storage to provide a single family dwellinghouse following demolition of the existing garage.

Planning History

Planning permission ref: A/66/21/HH consented erection of a single storey side extension and provision of 2 car parking spaces following demolition of the existing garage.

This new proposal is almost identical to the previous application and the extension will appear the same in the streetscene as this previously consented scheme.

The only difference will be that the site will be subdivided to provide a new dwellinghouse. The front door of the new dwelling will be positioned to the side so will read as per the existing consent from the street. The subdivision of the site will not affect the front appearance of the building any more than what has been approved.

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Arun's Local Plan 2011-2031 and specifically against policies:

- DDM1 Aspect of form and design quality
- DDM2 Internal space standards
- DSP1 Design
- ECCSP1 Adapting to climate change
- ECCSP2 Energy and climate change mitigation
- ENVDM4 Protection of trees
- ENVDM5 Development and biodiversity
- HDM1 Housing mix
- H SP1 Housing allocation the housing requirement
- HWBSP1 Health and wellbeing
- LANDM1 Protection of landscape character
- QED M1 Noise pollution
- QED M3 Air pollution
- QED SP1 Quality of the environment
- SD SP1 Sustainable development
- SDS P1a Strategic approach



- T DM1 Sustainable travel and public rights of way
- T SP1 Transport and development
- W DM2 Flood risk
- W DM3 Sustainable urban drainage systems
- WM DM1 Waste Management
- W SP1 Water

The proposal will also be assessed against national policy/guidance contained within the NPPF and NPPG. The proposal is also assessed against Arun's SPD3 Parking Standards.

Principle of Development

The site comprises currently a residential dwellinghouse and the proposal seeks to extend the existing property and subdivide the plot to provide an additional dwellinghouse.

There is a presumption in favour of sustainable development and this proposal would make better use of this existing residential plot. Policy H SP1 of Arun's Local Plan states that within the plan period 2011-2031 at least 20,000 new homes will be accommodated in the District. Arun cannot demonstrate an adequate supply of housing land (only 2.9 years). Policy SD SP1 "Sustainable Development" states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The site is in a sustainable location with good access to public transport and local amenities and it is not in a protected landscape. The proposal would contribute an additional family home towards Arun's housing need and would make better use of this existing residential plot. Therefore, this proposal would in principle be acceptable.

Housing Mix

Policy H DM1 of Arun's Local Plan states that the Council will seek a mix of dwelling types and sizes. It continues to stipulate that over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes, but should be designed to meet the needs of older people. As a single level property with step free access to and from the new home, it would lend itself for use by older people and the dwelling would provide a house type that would be in demand locally. On this basis and given the building type reflects the typology in the area, the proposed housing mix is considered to be acceptable.

Design and Visual Amenity

The NPPF states 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 to make development acceptable to communities.

Planning decisions should ensure that developments: will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; and establish a strong sense of place.

Policy D DM1 of the Arun Local Plan requires that the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. In terms of density, D DM1 requires that housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development keep within the general confines of the overall character of a locality.

ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character. BENDP policies ES5 (Quality of design), ES6 (Contribution to local character), ES8 (Buildings should be designed to reflect the three-dimensional qualities of traditional buildings), H4 (Integration of new housing into surroundings) and H6 (Attention to detail) are all considered to be relevant. These set out requirements for high quality design, the early integration of building features & details and development that reflects the design & character of surroundings.

In terms of design and appearance and impact on the character of the area, the proposal is identical to the previous planning consent for a single storey side extension approved under application ref: A/66/21/HH. Therefore, the proposal will not have any adverse impact on the streetscene.

As explained on the previous consent for an identical extension, the siting of the existing dwelling at the end of the cul de sac aids in screening the proposal from the surrounding area.



View from street at Nos. 15 and 16 (application property)

The extension (new dwelling) would follow the same depth and height of the existing dwelling and would sit comfortably within the site. The demolition of the existing rather tired garage would increase the spaciousness of the site as viewed from the street and the proposal would not appear dominant or overbearing.

The proposed extension would be of a scale, height and roof design that would reflect the character of the area. Given the scale and nature of the proposed

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extension (new dwelling), the development is considered to have limited impact on the character and appearance of the area. The materiality of the proposed dwelling would also match the host property helping to integrate into the block.

Given the design approach taken which has already been accepted under the previous approval, the development is considered to sit comfortably within the site and be in keeping with the character and appearance of the area. On this basis, the development proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, in accordance with DDM1 and DDM4 of the Arun Local Plan and the National Planning Policy Framework (2012).

Residential Amenity for Future Occupiers

ALP policy D DM2 states: "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 will provide guidance". It is therefore necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use.

The new dwelling would be single storey and comprise a 2 bedroom 3 occupant home. As such, the requirement would be 61m². The new dwelling would comply with this minimum standard and match the size of the original host property. Therefore, it is considered that the proposed internal space would be to a good standard.

There are no policies in the ALP relating to garden sizes. The emerging Arun Design Guide sets out standards for garden sizes for houses consisting of a private rear garden min. 10.5m in depth; and a private front garden min. 2m in depth. The new dwelling would comply with this standard, therefore it is anticipated that there will be no need to restrict permitted development rights for outbuildings or rear extensions.

Impact on neighbours

The proposal would extend the existing dwelling to the east where there are no immediately adjacent neighbouring properties. As such, the proposal will have no harm on the residential amenity of neighbouring properties.

Transport Considerations

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. In respect of highway safety, it states: "The Council will support transport and development which: explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

Existing access to the site would be retained and not altered. As such, the proposal would not raise any new highway safety concerns.

In respect of parking, T SP1 states: "The Council will support transport and development which: Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of

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development upon on-street parking". In addition, policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes, contribute to the improvement of such routes & facilities and contribute towards the provision of a joined-up cycle network and Public Rights of Way network.

The Council recently adopted a Parking Standards Supplementary Planning Document (SPD). This sets out the parking needs for new housing developments. A 2 bedroom house containing 3 habitable rooms would require 1.7 parking spaces. The proposal increasing the level of car parking from 1 space currently to 4 off street spaces, equating to 2 spaces for each of houses.

Cycle parking for the new dwelling is also provided within the side garden to the new dwelling which will encourage alternative green modes of transport.

Policy GA4 of the BENDP states that "Development proposals will be supported only if they include the maximum level of off-street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity."

The proposal would accord with both the Arun Parking Standards SPD and BENDP policy GA4. The proposal accords with development plan policies and the guidance on highway safety in the NPPF.

Flooding and drainage

The site is not located within an area at risk of flooding and as the application is a minor development, there is no requirement for a Flood Risk Assessment as the proposal would not be at risk of flooding or likely to increase the risk of flooding elsewhere.

The size and footprint of the proposed development matches the scale of the existing consent and it would have no greater impact on flooding. In terms of flooding/drainage, it is anticipated that the proposal would be considered acceptable subject to an appropriate landscaping condition.

Landscape and trees

The proposal would not affect any protected trees or landscaping of ecological or visual amenity value. The scale and appearance of the development matches the scheme that has already been approved and it would not cause any concern with regards to landscaping and trees. Nonetheless, if the Council consider it appropriate, a condition to require submission of more landscaping details could be imposed to secure an appropriate soft landscaped scheme.

Conclusion

In conclusion, we consider that the proposals, incorporating the principles established above, makes the most efficient use of the land. In terms of principle of development, there is local and national support to make the best use of existing residential land in sustainable locations. The proposal is of a high quality design and will make a positive contribution to the location and surrounding area.

The scale and general appearance of the proposed development has already been accepted under the existing extant consent. Therefore, this proposal is

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really about considering the principle of subdividing the plot and providing an additional good quality home. As explained above, there is significant need for new housing in Arun and this proposal, although modest, would contribute to the borough's housing need.

The proposal has been positioned away from neighbouring properties and its height and bulk can be satisfactorily accommodated in this location without appearing overbearing on the surrounding area or unacceptably detracting from the amenities of adjoining occupiers by reason of loss of light, privacy, or outlook.

In transport terms, the proposal would not raise any highway safety concerns and the parking arrangements are considered be an appropriate approach for the scale and nature of the development.

Overall, the development would reflect the 12 core principles of sustainable development as set out in the NPPF. The application scheme meets the strategic policy objectives of the London Plan as well as the aims and objectives of local Council policy.