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My Ref. SDB/A/14/A

10th September 2014.

Dear Mrs. Gardner,

Planning Statement – Demolition of existing bungalow and erection of two detached houses with garages at Merrivale, Station Road, Angmering, West Sussex. (Re submission of A/67/14/PL).

I refer to the above and enclose herewith the completed application forms together with drawings showing the proposed development. A signed Planning Obligation relating to financial contributions towards affordable housing is also included but of course the application reference number is not known at present. Also the legal fees of £200 were submitted with the previous application. The Biodiversity and Validation Checklist Forms are enclosed and have been completed as required.

Background to the application and the revisions made.

Following the refusal of the previous application under Ref. A/67/14/PL this revised application is submitted to address the reason for refusal that related to the size and identical design of the two units that in the opinion of the Council would appear cramped and out of keeping in the street scene and would be detrimental to the character and visual amenities of the locality.

As will be seen from the amended drawings, the design of the house on plot 1 is significantly different from that on Plot 2, having a wholly different profile with significantly altered elevations.

The reduced soffit height and the resulting angle of the revised roof to Plot 1 clearly decreases the massing at first floor and roofscape as demonstrated on the submitted street scene. The rear elevations are also now wholly different from those previously submitted.

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Given that the dwelling on Plot 2 has been reduced by 0.3m. in width and 0.7m. in length as well as adjoining a large open space that has enabled the dwelling to be moved to within 0.5m. of the southern boundary, a distance of 3.0m. can now be achieved between the two proposed dwellings. Moreover, by moving Plot 2 forward by 2.0m. a 16.0m. rear garden is achieved that also assists in bringing a more "haphazard pattern" to the street scene

From the OS. Extract and the 1:500 site plan it can be seen that the distances now achieved between the proposed dwellings, and Jastel adjoining to the north, is greater than is the case of those properties going north up Station Road. Moreover, due to the tapering depth of the plots in Station Road, the application site has the greatest depth and this together with the fact that there are two double garages with pitched roofs in the foreground and the closest house is some 30m. from the highway, ensures that there would be no detriment to the visual amenities or character of the locality.

The site and its surroundings.

The existing bungalow Merrivale lies at the southern extremity of the boundary of the built up area of Angmering and has a mature garden with many shrubs and bushes particularly at the front but no significant trees other than small fruit trees in the south east corner of the site. An established dense hedge forms the side common boundary to the north. The southern boundary has a 1.8m high timber fence with a natural screen of shrubs beyond, such as Elderberry and Hawthorn that sit within the large open space that contains many mature trees at the junction of Station Road and the access to the school premises as well as the residential development to the east.

This section of Station Road has a mix of dwelling types from two storey houses and chalet bungalows to single storey properties. A feature of the street scene is the garaging to the properties that sit forward of the dwellings and have pitched roofs lending interest and informality to the character of this part of Station Road.

Opposite the site is a wide belt of mature Pine trees with scrub understorey that adjoin the highway, with housing beyond on the Ham Manor Estate.

The site is well located in relation to transport as there is a bus route on Station Road as well as the Angmering railway station being within walking distance. The locality is served by schools and doctors surgeries and village shops are close by to the north.

Station Road has a number of priority traffic pinch points that ensures that the speed of vehicles throughout much of its length is significantly reduced.

Planning considerations.

Paragraph 214 of the National Planning Policy Framework ensures that specific "Saved " policies of the Arun District Local Plan 2003 have weight attached to them. The Emerging Arun District Local Plan published in 2012 has a number of policies that have now been adopted by the Council and are therefore a material consideration. Cont...

The National Planning Policy Framework introduced in March 2012 superseded the previous Planning Policy Statements that gave advice on various planning matters, and has at its heart a presumption in favour of sustainable development.

Paragraph 17 of the NPPF sets out twelve “Core Planning Principles”, and those relevant to this application include the following:-

- Secure high quality design and a good standard of amenity for existing and future occupants of land and buildings;
- Support for energy efficient development;
- Manage patterns of growth by focusing on development in locations that are or can be made sustainable.

The site is in an accessible and sustainable location as referred to above and the dwellings have been located within the site so as to ensure that there is no adverse affect on the amenities currently enjoyed by the occupiers of those properties to the east and the adjoining dwelling to the north.

Paragraph 186 of the NPPF states that Local Planning Authorities should approach decision taking in a positive way, to foster the delivery of sustainable development, and should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

The District Council is currently in a position whereby it is not able to demonstrate a 5 year housing land supply and in such circumstances the economic and social benefits derived from the provision of housing are afforded significant weight under **Paragraph 14 of the NPPF**. Permission should be granted for sustainable development unless where the impacts of doing so significantly and demonstrably outweigh the benefits of the proposed scheme.

From the submitted elevations it can be seen that the dwellings are well mannered with a good relationship of solid to void, and their individual designs together with the varying materials provides interest when viewed from Station Road. Moreover, the greater separation of 3.0m. between the proposed houses now achieves a less cramped appearance than previously.

As set out in detail below, the applicant will take a number of measures in relation to energy and sustainability that assist in mitigating the impacts of climate change.

In this particular case, it is considered that the revised proposal that is in a sustainable and accessible location has overcome the reason for refusal of the previous application and accordingly, complies fully with these “Core Planning Principles” and should be approved.

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Arun District Saved Policy Gen 2.

The site lies within the built up area boundary where residential development is normally acceptable in principle provided there is no detrimental impact on the surrounding occupiers, visual amenity or the character of the area.

The layout and design of the two properties as revised would not give rise to detriment to the character of the area or the occupiers of surrounding properties as set out above.

Saved Policy Gen 7 "The Form of New development" and Emerging Local Plan Policy D DM1 "Aspects of form and design quality".

These policies combine to ensure that planning permission will only be granted for schemes displaying high quality layout and design, an efficient use of land, sustainable development that reduces the need to travel, particularly by private car and does not have an unacceptable adverse impact on adjoining occupiers.

From the layout plan as revised, it can be seen that there is sufficient width to accommodate two detached dwellings with their garaging located in front of the dwellings and utilising the existing access onto Station Road.

This section of Station Road comprises a mixture of housing styles and location within their plots that gives interest to the street scene.

The garaging respects the form of the other garages to the north and compliments the existing street scene. Each property has a garage with a turn on site to ensure there is no need to reverse onto Station Road in the interests of highway safety.

From the submitted drawings it can be seen that the side (north) elevation to Plot 1 has obscured glass to the first floor study and fourth bedroom with small dormers, and at ground floor there is a hedge to the common boundary with a dining room and a small secondary window to the family room on the side elevation.

By locating the dwellings as proposed it ensures that there would be no overbearing of the existing property to the north.

The gardens are generous with at least 30m. between the habitable rooms of the proposed dwellings and those to the rear (east) in Greenwood Drive. The separation exceeds by some distance the normally required minimum of 21m between habitable rooms.

To the front of the site are a number of shrubs in good condition that will be carefully removed in the autumn and replanted further forward behind the existing frontage fence.

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“Saved” Local Plan Policy Gen 12 “Parking in New Development”

Double garages are proposed for each dwelling with sufficient space to park two cars in front and turn so as to be able to leave the site in a forward gear in the interests of highway safety. Visibility splays of 2.4m by 90m. are achievable at the existing access and shown on the submitted site plan all as accepted by the Highways Officer at the time of the previous application.

“Saved” Policy GEN 9 “Foul and Surface Water Drainage”.

The existing dwelling is served by the main foul drain in Station Road to which the two new properties would be connected. Surface water would be by way of soakaways.

Emerging Policy D DM2 “Internal space standards”.

The Council requires internal space standards to be of an appropriate size to meet the requirements of all occupants and their changing needs. The submitted drawings show full compliance with the standards as set out in the table accompanying the policy.

Emerging Policy D DM3 “ External space standards”.

The Council requires the provision of usable private amenity space in new residential development and has set out a minimum standard to apply to rear gardens of all houses. In relation to the current proposal a minimum depth of 10m. is required and as can be seen from the site plan Plot 1 has a 13.5m. deep rear garden and Plot 2 has a 16m. deep rear garden, the areas of each exceeding the minimum of 100sq.m.

Emerging Policy ECC SP1 “Adapting to Climate Change”.

The Council expects new development in the District to mitigate against the impacts of climate change by reducing the emissions of greenhouse gas in line with the Energy Hierarchy and the applicant will take such measure in relation to energy efficiency and sustainability as to include the following following :-

- HCFC emissions will be reduced through the use of zero depleting insulation products;
- Eco. labelled white goods will be fitted;
- Energy efficient boiler heating systems that will also reduce Nitrous Oxide emissions will be installed;
- Improved water consumption to be achieved through efficient plumbing and sanitary ware as opposed to standard domestic water usage;
- Parking areas will be constructed with a permeable finish;
- Local trades and suppliers and contractors will be used;
- PIR Timers to all external lighting.

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The proposed houses will be insulated to a high standard ensuring that energy demand is minimised, and as can be seen from the submitted drawings, the principle rooms at ground and first floor have east/west orientation with dining rooms having south facing windows to maximise solar gain and natural daylight.

The Government's "New Homes Bonus" that was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permission for new housing by matching the additional council tax raised by each council for each new house built, for six years after that house is built. This results in council's receiving an automatic six year, 100% increase in the amount of revenue derived from each house built in their area.

Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the New Homes Bonus material considerations in the determination of planning applications for new development.

Whilst it is appreciated that the proposal relates to just one further dwelling, given the demolition of the existing bungalow, there is currently a shortfall in the District Council's required five year housing land supply and two good sized family dwellings would assist in fulfilling a recognised need.

Conclusion.

From the foregoing it is evident that the proposed development as revised complies with the Council's "Saved" and Emerging Local Plan Policies as well as the National Planning Policy Framework particularly paragraphs 14 and 186 of that document as referred to above and should accordingly be approved.

In the event that the application is considered by the Planning Committee I would be pleased if you would ensure that the contents of this letter, albeit summarised, are incorporated into the Report to Members.

Yours sincerely,



David Harris.