

**LAND TO THE REAR OF THE OLD HOUSE, HIGH STREET, ANGMERING,  
WEST SUSSEX, BN16 4AQ.**

**PLANNING AND DESIGN & ACCESS STATEMENT**

**DESCRIPTION OF SITE**

The subject site has its own substantial frontage to Old Mill Lane and is separated from the principal garden of The Old House by three distinct physical features: a flint wall approximately 1.3m in height, a surfaced pedestrian access which serves Bennington House and a 1.6m high mature laurel hedge. It is mostly grassed, with a few poor fruit trees that would be removed, plus a small vegetable plot.

The land is screened from the houses to the rear by an old flint wall ranging in height from 1.4m to 2.5m and being largely ivy-clad. To the south is a 2m high brick boundary wall between the application site and Mill Cottage.

Access from Old Mill Lane would require the removal of a short length of flint wall, which in this section has been largely repaired in recent years.

This is a sustainable location, the site being within easy walking distance of the centre of Angmering with its small supermarket, pharmacy and doctors' surgery. There are local schools nearby and a 'bus route running along the High Street to the west. Angmering main line railway station is also within easy reach.

**BACKGROUND**

The applicant, Mrs Fisher, and her 12 year old son currently live with Mrs Fisher's parents, who own the application site and The Old House to the north. That arrangement, however, is unsatisfactory and there is a desire to provide Mrs Fisher and her son with their own residential accommodation in an area which they have known for many years.

**PLANNING POLICY**

The National Planning Policy Framework contains a presumption in favour of sustainable development (paragraph 14). Given the location of the site and the fact that it is physically quite separate from the large retained garden of The Old House, the proposal would fall into the category of sustainable development.

The proposal would also meet the core planning principles set out in paragraph 17, including a high quality design with a good standard of amenity for the proposed occupants and for adjoining residents. In this respect, the dwelling would be located such that it would not adversely impact upon Mill Cottage to the south, which has its principal elevations facing south over its own garden, or the four terraced houses to the west. These are located some 18m from the rear elevation of the proposed unit, whose gable end faces west. The dwellings are also screened by the tall section of the flint wall described above.

Section 6 under the heading '*Delivering a wide choice of high quality homes*' requires Local Planning Authorities to significantly boost the supply of housing and to include a wide variety of houses to ensure choice in the market (see paragraph 50).

The application site does not fall within the definition of Previously Developed Land in the glossary to the Framework. However, this does not of itself preclude its development for residential purposes, on condition that such development would not impact upon the character or appearance of the surrounding area or the amenities of nearby residents. The scheme achieves both of these objectives. There are other similar detached dwellings along Old Mill Lane that have been permitted in recent years, while the site is within an established community and is wholly surrounded by residential development.

## **ACCESS**

Access via Old Mill Lane is considered satisfactory given that the access point to the plot is only some 50m from the High Street and with two passing bays within Old Mill Lane. Visibility at the junction with High Street is good in both directions. There is a 20mph speed limit to the west, whilst to the east traffic has largely been reduced by a downgrading of Roundstone Lane.

## **CONCLUSION**

The site is within a wholly residential area, while the proposal is in keeping with surrounding development. The County Council, as Highway Authority, has recently sanctioned the new house further along Old Mill Lane.

Development as proposed would make full and effective use of this detached parcel of land, which is within a sustainable location. I would ask, therefore, that planning permission be granted, subject to conditions.