

Planning Statement

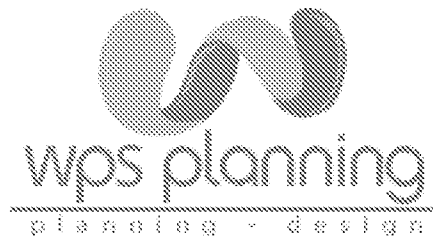
Erection of one dwelling

**Ham Manor Cottage, Ham Manor Way, Angmering,
BN16 4JQ**

prepared by

WPS Planning

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1.0 INTRODUCTION

- 1.1 This statement has been prepared to support a full planning application for the erection of 1no. new dwelling within the existing curtilage of 'Ham Manor Cottage' and would also create a new access to serve the site.

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site is located on the eastern side of Ham Manor Way and consists of a large triangular shaped plot.
- 2.2 The site currently forms part of the residential curtilage of the detached dwelling of Ham Manor Cottage, which lies to the north of the site, whilst there are further properties on the western side of London Road. Ham Manor Golf Course lies on either side of Ham Manor Way.
- 2.3 The site is located within Angmering, however for the benefit of planning policy, the site lies outside the defined built-up area, albeit within an established residential area.

3.0 PLANNING HISTORY

- 3.1 The relevant planning history is shown below:
- A/116/15/HH - Single storey kitchen extension - Approved
 - A/74/97 - Extension of existing garage - Approved

4.0 THE PROPOSAL

- 4.1 The proposal would seek full planning permission for the erection of 1no. detached chalet bungalow with detached garage and associated parking.

5.0 PLANNING POLICY

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan making and decision taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 5.2 Sustainable development is seen within the NPPF as having three roles, namely an economic, social and environmental role which should be a golden thread running through both plan making and decision taking.
- 5.3 The following sections within the NPPF (2019) are important factors in the assessment of the proposal:
- Section 5 – Delivering a sufficient supply of homes
 - Section 9 - Promoting sustainable transport
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places

Local Plan

- 5.4 In terms of the local planning policy context for the Application Site, the adopted Development Plan for the Arun District is composed of the following relevant documents:
- Arun Local Plan (ALP) – Adopted July 2018.
 - Policy SD SP1 – Sustainable development
 - Policy SD SP2 Built-Up Area Boundary
 - Policy H SP1 – Strategic House

- Policy D DM1 Aspects of Form and Design Quality
- Policy QE SP1 Quality of the Environment
- Angmering Neighbourhood Plan 2014
 - Policy HD1 – Built Up Boundary
 - Policy HD2 - Parish Housing Allocation
 - Policy HD4 - Materials
 - Policy HD5 – Built Form
 - Policy HD6 – Housing Layout & Design
 - Policy HD8 – Parking for New Developments

6.0 PLANNING ASSESSMENT

Proposal

- 6.1 The proposed development comprises the erection of 1no. dwelling within the existing site. The proposal would provide 1no. two storey detached dwelling, garage building with sufficient parking and private amenity space.
- 6.2 The layout of the site has been designed to ensure there are sufficient separation gaps between the neighbouring dwellings, whilst ensuring there is sufficient amenity space. Therefore, the proposed dwelling does not appear cramped within the site and relates well to its surroundings in terms of plot size and development footprint.

Principle

- 6.3 It is noted the site is located outside of the built-up area of Angmering and therefore is in a countryside location. However, the site is located in close proximity to the built-up area boundary with neighbouring dwellings to the north and west of the site and therefore should be assessed in this context.
- 6.4 Policy SD SP2 of the Arun Local Plan states development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart

from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

- 6.5 Planning application A/55/19/PL allowed planning permission for the erection of a large detached dwelling along western side of Ham Manor Way. As such setting a precedent for further development of new dwellings along Ham Manor Way.
- 6.6 The existing site does not have any Listed Buildings on or near the site, nor is it situated within a Conservation Area. The proposal marks a more efficient use of the land which would be in keeping with its surroundings and would also provide additional housing to the area.
- 6.7 The site does not lie within a flood risk area and has no other constraints. There are also no ecology concerns with the site.
- 6.8 It is therefore considered that the principle of development in this location is acceptable as complying with Policy SD SP2 in the Arun Local Plan and the NPPF.

Design & Impact upon the Character of the Area

- 6.9 Policy D SP1 (Design) of the Arun Local Plan states *“Policy SD SP2 of the Arun Local Plan states development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.”*
- 6.10 Policy HD5 (built form) of the Angmering Neighbourhood Plan states *“Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to*

the current style and mix of the area.”

- 6.11 Policy HD6 (Housing Layout & Design) of the Angmering Neighbourhood Plan states *“Proposals for new development should demonstrate high quality design, reflects local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.”*
- 6.12 Angmering Neighbourhood Plan makes the following comments about the area of ‘Ham Manor’ - *Ham Manor (incorporating the Thatchway and North Drive) straddles the built-up area boundary to the west. Developed around Ham Manor Golf Course between the 1930’s and 1960’s, it reflects the design and layout of the private estates in neighbouring parishes.*
- 6.13 The application site currently consists of residential curtilage to the main dwelling of Ham Manor Cottage. The proposal would retain the existing dwelling and the proposed dwelling lies in the southern part of the site, away from the front boundary and in line with the neighbouring dwellings to north. To the south and west of the site is open land, which forms part of the golf course.
- 6.14 The proposal consists of 1no. detached dwelling in the style of a chalet bungalow, thereby having a low ridge height with habitable rooms within the roof space, which include modestly sized dormer windows along the front and rear elevations. The proposed dwelling would have a significantly lower ridge height than the two storey dwelling of ‘Ham Manor Cottage’, as well as other large two storey detached dwellings along the road. As such, the proposed dwelling would not be an overly prominent and bulky addition, thereby would not have a detrimental impact upon the street scene.
- 6.15 There is no overriding design style, however the area is characterised by detached dwellings within good sized plots, similar to the existing dwelling and proposed dwelling. Most dwellings along Ham Manor have short gardens due to their proximity to the golf course, given the outlook it provides.

- 6.16 Therefore, the proposed development would be in keeping with the character and appearance of the surrounding development along Ham Manor Way. The site is considered to be able to accommodate this level of development in an established residential area. It is therefore considered that an acceptable amount of development is proposed on this site, which would be in-keeping with its immediate and wider surroundings.
- 6.17 The proposal is therefore considered to comply with Policy D SP1 (Design) of the Arun Local Plan and the aims of the NPPF.

Quality of residential environment for future occupiers

- 6.18 The 'National Space Standards' states that a 3no. bed six person two storey dwelling should provide an internal floor area of 102m². The ground floor consists of a large kitchen area, lounge/dining room and a bedroom with ensuite bathroom. The first floor would have 2no. large bedrooms and a bathroom. The proposal would more than adequately meet the requirements of The Nationally Described Space Standards for a 3no. bed dwelling.
- 6.19 The proposal would create an area of private amenity space to the rear of the dwelling, which provides a sufficient amount of outdoor private amenity space appropriate for the proposed 3no. bed dwelling. Whilst the resulting amenity space for the existing dwelling would be more than sufficient. The proposal is in keeping with the varying plot sizes of the neighbouring dwellings along this part of Ham Manor Way. Further, most dwellings have short rear gardens due to the proximity to the golf course and sense of openness this provides.
- 6.20 The proposal is therefore in accordance with Policy D DM2 of the Arun LP and the aims of the NPPF, along with the National Described Space Standards.

Impact upon Neighbour Amenity.

- 6.21 Policy D DM1 (Aspects of form and design quality) of the Arun LP states "*Have minimal impact to users and occupiers of nearby property and land. For example,*

by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.”

- 6.22 The proposed dwelling would be set away from the existing dwelling, which would be located to the north of the application site, as to not cause any overlooking or loss of privacy. Whilst the proposed garage would provide screening between the two properties, though would not impact upon the existing dwelling of ‘Ham Manor Cottage’.
- 6.23 The other nearby neighbouring dwellings are located on the western side of Ham Manor Way and therefore given this separation distance with a road in between, the proposed dwelling would not cause any harm to these dwellings.
- 6.24 As such, the site layout would not lead to any neighbour impact and would therefore comply with Policy D DM1 of the Arun Local plan and the NPPF, in respect of neighbour amenity.

Access & Parking

- 6.25 Policy T DM1 (Sustainable Travel and Public Rights of Way) of ALP states “*New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.*”
- 6.26 The application site would create two new access to enable an ‘in’ & ‘out’ along the western boundary. The access would serve the proposed dwelling, thereby the existing access serve the existing dwelling of ‘Ham Manor Way’. The proposed accesses would have a good visibility in either direction, however the road of Ham Manor Way is a quiet residential road, which has no through traffic. Therefore, the proposal would not have a detrimental impact upon highway safety.

- 6.27 The proposal would provide a driveway sufficient for at least 2no. cars to park along with a two-bay garage building. The proposed number of parking spaces meet the required standards, as set out in West Sussex County Council, Guidance for Parking in New Residential Developments (2019).
- 6.28 The proposal is therefore considered to be acceptable in Highway Safety and Design terms and so complies with Policy T DM1 of the Arun Local Plan, West Sussex County Council standards and the NPPF.

7.0 CONCLUSION

- 7.1 The proposal would make a more efficient use of a large site. The proposed dwelling would not have a detrimental impact upon the surrounding area and is considered to be in a sustainable location on the edge of the village of Angmering, which is considered to be a sustainable location.
- 7.2 The proposed dwelling would have associated parking and a rear garden with a sufficient amount of private amenity space. The proposed development fits in well within the residential character and appearance of Ham Manor Way.
- 7.3 As such, it is respectfully requested the application is approved, as it has been clearly demonstrated to accord with National and Local Planning Policy.