

RESPONSE TO PLANNING RELATED TO PLANNING APPLICATION A/266/21PL

Planning has received a number of comments from residents around the above application site. Each of these representations seem to identify common elements so I have summarised the main issues below and have prepared a response as to how we are trying to resolve these matters to make this development acceptable within planning guidelines.

General comment #1: *The Development is not in keeping with the visual character of the area.*

The proposed development seeks to mimic the materials and finish of the current development of the Beeches and so if anything will fit in seamlessly with this development. Harmonizing the palette of materials and use of similar forms will better integrate the proposed development within the existing context.

General comment #2: *2 additional houses is an over development of the area and is proposed within an area residents feel has too much development.*

The proposed development of 2 additional houses is of a reasonable scale, the houses are based on the same footprint scale and massing as number 5 and 6 the beeches. The footprint of each proposed houses is identical to Numbers 5 and 6 The Beeches and the ridge heights proposed are slightly less. (Viewed from The Beeches, the ridge heights are between 213mm – 500mm lower than number 5 & 6. When viewed from Dappers Lane the proposals sit between 1 The Beeches and Woolven House, the proposed ridge heights are between 850mm – 1650mm lower than the adjacent houses.

Arun has a legal requirement to provide additional housing and the efficient use of all brownfield sites should in our view be encouraged. We are not proposing a higher development concentration to the already approved “The Beeches” development.

It is noted that the area surrounding the application site is part of the strategic development area that needs to provide 800 houses over the plan period.

General comment #3: *Increase in traffic and concerns over highway and pedestrian safety with the addition of 2 new driveways to Dappers Lane.*

A representation letter from Highways has NO concerns on safety ground with the proposed application. They do note that the width of the proposed crossovers should be reduced to be within the range 4.5 to 6.4 m). We have reduced the crossover widths to 5m to comply with their requirements. *Please find attached the updated drawings.*

General comment #4: *There are 2 parking spaces at Crete house and visitors must park on Dappers Lane.*

Crete house is an existing house and there are currently 2 parking spaces we are not proposing any change to the existing. Parking in The Beeches driveway is also permitted according to an agreement we inherited as long as we don't block the Beeches driveway. We are not proposing to increase the number of bedrooms at Crete House so there is no expected increase in parking requirement for this property.

Biodiversity Ecology and Trees:

Impact to TPO: As part of the planning application, we have submitted an arboricultural assessment and method statement developed by Barrell Tree Consultancy. A planning application to prune the TPO oak to existing pruning points has already been approved by planning and will result in the TPO branches being well clear of the proposed buildings.

Negative impact on biodiversity: A biodiversity survey has been instructed and will be provided to planning as soon as the report is ready. We are also in receipt of the consultation report from the Environmental officer, and we are more than happy to implement all of their recommendations being:

- Replant native trees species in a ratio of 2 to 1
- Allocate an area of wildflower planting on site to support local bee and insect populations
- Filling and spaces in hedgerows with native species
- Provide bird, bat and hedgehogs boxes
- Provide a log pile onsite
- Include some small gaps in the bottom of fences to allow movement of small mammals (it is noted that these will need to be small enough to prevent the tenants' dogs from escaping).
- Provide a curtilage around the site of grassland for small reptiles.

The above proposals will improve the existing levels of biodiversity and habitats on site and will help to provide joined up habitats.

Loss of trees and hedgerows: The development proposes to remove 2 sections of the hedgerow along dapper lane identified as G2 in the arboricultural assessment. These have been assessed as low-quality trees and since the application we have reduced the size of the crossovers from 6.6 meters down to 5 meters in line with Highway recommendations. We would also propose the planting of additional native tree species inside the current hedge row on Dappers lane to thicken it out and provide a dense screen for any properties across Dappers lane. Additional tree planting will also occur on the rear boundary with No 6 The Beeches.

Drainage:

Surface water: The proposal has illustrated the location of soakaways to deal with surface water runoff and these will be engineered to be sufficient to deal with surface water runoff in line with Building Reg requirements. Driveways to the front of the properties will be permeable so as not to increase any surface water runoff. As a keen environmentalist I will also be installing rainwater recycling systems for the development to ensure that any surface water impact to the area will be negative. Grey water systems are also envisaged to reduce any water wastage. This grey water will be used to water the gardens and will reduce any impact on the foul systems in the area as well as demand for freshwater in the first place. The increased planting on the site will also help to reduce any impact.

Fresh water supply: We are committed to being green and this development will have a much smaller carbon footprint than any other houses in the area. As per the design and access statement, the proposed dwellings will meet the maximum of 110 litres per day per person by reducing flow rates etc.

Impact to numbers 5 & 6 The Beeches:

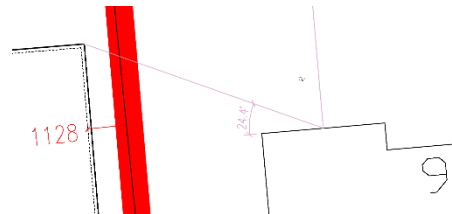
Increase in noise: As Dappers lane is further developed there will be more traffic and hence noise on the lane. However, having the 2 new houses “in the way” of the road noise on Dappers lane, it will if anything attenuates the noise for residents at number 5 and 6. The additional tree planting proposed on both the front and rear boundaries of the site will further improve noise attenuation. I would accept that during construction there will potentially be more noise, but we would be happy to accept a planning condition on the scheme to reduce hours of working to after 08:00 on weekdays and not to work on weekends. We don’t want to be bad neighbours.

Loss of daylight:

One of the complaint letters from LRJ planning (prepared on behalf of No 6 The Beeches) states that the development site is situated on the Southern Boundary of their client’s property and as a result it will result in an unacceptable loss of light to their neighbour’s property. This is incorrect as the development site is West Number 6 so clearly has minimal impact on daylight to number 6.

LRJ has suggested a daylight swept path analysis, but this seems redundant given they seem to have got their orientation wrong, but we can do it if the PLA feels it is needed but we feel that a simple review of the plans will show there to be minimal overshadowing from the proposed development.

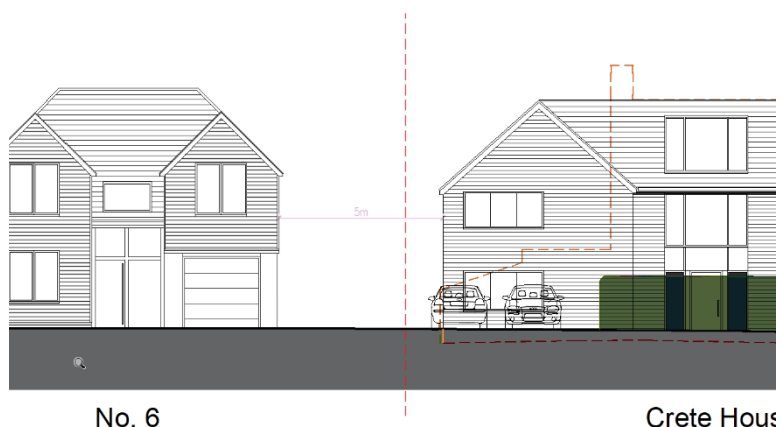
The proposed extension to Crete house is at an angle of 24° from the perpendicular window on number 6 and therefore will not cause an unacceptable loss of daylight.



Overbearing scale:

The house-to-house separation between Crete House and 6 the Beeches is over 5 meters away, so any over shadowing/overbearing is significantly less than that between the current houses at The Beeches where the house-to-house separation is 2.7 to 2.8m.

The proposed new dwellings are over 13m away from the boundary to number 6 and will not cause any overbearing.



Overlooking:

We are not proposing any windows in the Eastern elevation to the new extension to Crete house so there are no overlooking issues with number 6 from Crete house.

The nearest windows (in the new dwellings) to number 6 are over 13 meters to their client’s boundary, and the properties are perpendicular to No 6 so the possibility of overlooking is minimal. Additionally, the proposed screening trees to be planted along the boundary to Number 6 will remove any overlooking issues with numbers 5 & 6.

General comment #5: New windows resulting in a loss of privacy

There are already windows in the front elevation of Crete House opposite number 1 and 2 the beeches but these are across a road and following the proposals all windows will be over 18m away. The proposed north facing first floor window on the western extension (that sits closer to numbers 1 & 2 than the existing), services a bathroom and as such would incur minimal overlooking. At ground floor a thick hedgerow screens the living room window.

The alterations to Crete house include the addition of a large roof light but facing skywards this will not result in any overlooking and in any event will be in a vaulted landing so there is no potential for overlooking.

Windows to the front of the new properties again are over 20 meters to the nearest neighbour across Dappers Lane and through a high hedge row which we will incorporate additional planting to improve the screening.

The large areas of glazing to the front elevations of the new dwellings and Crete House, service circulation spaces and as such would cause minimal overlooking.

General comment #6: Appropriate room sizes

Crete house is an old-fashioned design. As part of its refurbishment, we will be increasing the size of the house's floor area but still maintaining 4 bedrooms as some of the rooms of the existing house are too small. We have also increased the size and amount of glazing to this property to improve the internal environment and improve the external appearance.

Below the new properties room sizes below are compared to units 5 and 6 The Beeches showing that the proposed sizes are appropriate.

Rooms	Plots 5 and 6 the Beeches	New Development
Master Bedroom	17.3 m2	27.8m2
Bed 2	13.3 M2	16.1M2
Bed 3	11.6M2	13.1M2
Bed 4	11.44 M2	11.1M2
Kitchen Family Dining	36.5M2	41.7m2
Living Area	11.35m2	25.1m2
Total Floor Area	156.64 M2	191.2 m2

Whilst the proposed houses have a higher GIA, this is because a room is incorporated within the roof space and numbers 5 & 6 do not use this space.