

Planning Statement

Outline application with all matters reserved for the erection of 2 No. 3 bedroom semi-detached properties & associated landscaping works.

**Land to the North of 68 Arundel Road,
Angmering, BN16 4LL**

prepared by

WPS Planning

Planning Statement

Land to the North of 68 Arundel Road

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1.0 INTRODUCTION

This Planning Statement is submitted in support of a proposal for planning permission for the demolition of the existing building and erection of 2no. semi-detached dwellings. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policies and all other material planning considerations.

2.0 SITE AND SURROUNDING AREA

The site is located within Angmering and lies on the western side of Arundel Road to the north of the village of Angmering.

The site consists of an area of unused land, whilst is most overgrown with trees and vegetation. The site lies to the north of No.68 Arundel Road and to the east of an industrial yard.

3.0 PLANNING HISTORY

The site has had a number of applications for the development of the site:

- A/71/96 - Change of use from vacant land to vehicle storage – Appeal dismissed
- A/42/93 - Change use of land from agriculture use to stabling horses. Erection of stable and creation of vehicular access to Arundel Road – Approved (unimplemented)

In terms of the wider area, an outline planning application A/131/16/OUT for 9 dwellings at Land between New Place Bungalow & Arundel Road was approved in December 2016. This site lies to the north of the proposed development site.

4.0 THE PROPOSAL

The proposal would seek planning permission for Outline application with all matters reserved for the erection of two 3no. bedroom semi-detached properties & associated landscaping works.

5.0 PLANNING POLICY

National Planning Policy

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accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate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.

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. Paragraph 9 notes that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

The following sections within the NPPF are important factors in the assessment of the proposal:

- Section 6 - Delivering a wide choice of high quality homes
- Section 7 - Requiring good design

Local Plan

In terms of the local planning policy context for the Application Site, a new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011- 2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination took place in September 2017.

As such, the adopted Development Plan for the Arun District is composed of the following relevant documents:

- Arun District Local Plan 2003
 - GEN2 Built-up Area Boundary
 - GEN5 Provision of New Residential Development
 - GEN7 The Form of New Development

- Publication Version of the Local Plan (October 2014):
 - SD SP1 – Sustainable development
 - H SP1 – Strategic House
 - D DM1 Aspects of Form and Design Quality
 - QE SP1 Quality of the Environment
 - SD SP2 Built-Up Area Boundary
- The Angmering Neighbourhood Plan has been made and policies HD1, HD2, HD3 and HD7 are relevant

6.0 PLANNING ASSESSMENT

Proposal

The proposal seeks outline planning permission with all matters reserved for the erection of two 3no. bedroom semi-detached properties & associated landscaping works. Amended plans have been submitted since the original submission of the application to reduce the footprint of the proposed dwellings, which includes the removal of the integral garages.

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 3 bed dwelling does not appear cramped within the site and relates well to its surroundings in terms of plot size and development footprint.

Principle

Policy SD SP2 of the Arun Local Plan (publication version) 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.

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Although the site is not included within a designated built up area, the area does nevertheless adjoin the built-up area boundary, which lies along the southern boundary with No.68. Further, the site to the north was granted planning permission in 2016 (A/131/16/OUT). Whilst the site is also outside of the built-up area, it is considered to be in a sustainable location and would not have a detrimental visual impact on the surrounding area, albeit subject to further detail, due to the outline nature of the application.

As stated in the assessment of the application for the site to the north, whilst the site is located outside of the built up area, it is however in a sustainable location. The site has good access to local services and facilities, such as Schools, Churches, village centre, Medical Centre and Angmering Railway Station. These are accessed via a suitably located footpath along Arundel Road. Further, the site lies a short distance from a bus stop.

The site currently has no access points from Arundel Road, however permission was previously approved (A/42/93), though never implemented. There doesn't appear to be any reason, why a new access would be a concern from the Local Highway Authority from a highway safety issue. Therefore, the site would be able to provide sufficient off-street parking.

The existing dwelling is not a Listed Building, nor is it situated within a Conservation Area. The proposal marks a more efficient use of the land which is in keeping with its surroundings and would also provide an improved quality of housing in the area.

The site lies within a flood zone 1 and therefore would have a low probability of flooding and as such there is no requirement for Flood Risk Assessment to be submitted as part of the Planning Application

There are also no ecology concerns with the site and has no other constraints.

It is therefore considered that whilst the site lies outside the built-up area of Angmering, the site does lie adjacent to the built up area and therefore the principle of development in this location is acceptable as complying with Policies GEN2 in the ADLP and the NPPF.

Design & Impact upon the Character of the Area

Policy GEN7 of the Arun District Local Plan (2003), *The Form of New Development* states Planning permission will only be granted for schemes displaying high quality design and layout. It is further stated that development will be permitted provided that it does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites.

The existing built form in the area consists of a mixture of detached, semi-detached and terrace dwellings. The nearest three neighbouring dwellings to the south consist of a single storey detached dwelling and a pair of single storey semi-detached dwellings. Further to the south are two rows of terraces dwellings. As such, there is a mix of residential styles and scales along this section of Arundel Road.

The proposed development consists of a pair of semi-detached dwellings, similar to the properties of no's 66a & 66b. The three single storey dwellings (66a, 66b & 68) consist of reasonably wide plots, approx. 11m in width. However, the terrace dwellings further south from no.54 to no.66 consist of far narrower plots than the existing dwellings to the north.

The proposed plots for each new dwelling would be approx. 9.5m, therefore similar to the existing dwelling of no's 66a & 66b, whilst would be wider than the terrace dwellings further south.

The approved site to north, although indicative, all the dwellings proposed were shown to be detached.

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It is clear this section of Arundel Road consists of a varying style of dwelling with no overriding design characteristic. The area consists of single storey and two storey dwellings, detached dwellings, semi-detached dwellings along with two row of terrace dwellings, as well as differing plots sizes. As such, the proposed dwellings would not detract from the character of the area. Although the plans are indicative proposed dwellings would sit comfortably within the proposed plots, particularly given the proposed footprint of the dwellings have reduced.

Quality of residential environment for future occupiers

Although the plans are indicative, they provide the likely design to be submitted as part of a reserved matters application. As such, the plans show two 3no. bedroom dwellings, the proposed dwelling would consist of two floors. The proposed dwellings consist of a living room, kitchen/dining area, pantry and wc on the ground floor. The first floor of each dwelling would consist of 3no. bedrooms and a bathroom. The master bedroom would include an ensuite bathroom.

The proposed bedrooms would be double bedrooms with a room area of between 12-15.5m². As stated, these plans are only indicative at this stage, however demonstrate the proposal would provide floorspace which would meet the requirements of The Nationally Described Space Standards for a 3no. bed dwelling.

The proposal consists of a large plot with the dwelling sitting comfortably, fairly centrally located within the plot and therefore would provide a sufficient amount of outdoor private amenity space appropriate for a 3no. bed dwelling.

The proposal is therefore in accordance with Policy GEN5 of the ADLP and the aims of the NPPF.

Impact upon Neighbour Amenity.

The existing plot is currently unoccupied by any buildings and therefore the existing dwelling of no.68 has no neighbouring buildings to the north. However, although only indicative the proposal shows a building which is set away from the adjoining

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boundary, whilst the dwelling of no.68 is approx. 5m from the northern boundary and therefore has a sufficient gap along the southern side of the site, which is currently occupied by a single storey garage. The indicative plan shows side windows, which serve the first-floor bathroom and as such would be obscurely glazed and therefore would not have a detrimental impact upon amenities of the occupants of No.68.

The relationship between the existing building and the neighbouring dwelling of No.68 to the west would not be considered to alter significantly given the position of the existing building and the proposed building would be located in a similar position.

The proposed dwellings would not project beyond the front and rear elevations of the neighbouring dwelling of no.68.

The proposal would be considered to be in accordance with Policy GEN5 of ADLP, in respect of neighbour amenity.

Access & Parking

The application site does not have an existing access, and this is a reserved matter for this outline application. However, permission was previously granted for a new access to serve the site. The proposal would provide on-site parking for the proposed dwellings and would be sufficient for at least 2 cars per dwelling.

The proposed number of parking spaces meets the required standards set out in West Sussex County Council, Guidance for Parking in New Residential Developments (September 2010).

The proposal is therefore considered to be acceptable in Highway Safety and Design terms and so complies with Policy GEN12 of the ADLP, West Sussex County Council standards and the NPPF.

7.0 CONCLUSION

In summary, it would be considered that the redevelopment of the site would be appropriate, due to its position adjacent to the built-up area, in a sustainable location and the approval of the nearby planning application.

The proposal whilst in outline form with all matters reserved, shows a proposal which would be in keeping the diverse range of housing along Arundel Road.

The proposal would make a more efficient use of the site. The proposed dwellings would not have a detrimental impact upon the surrounding development. The proposed dwelling would have associated parking and rear garden with a sufficient amount of private amenity space. The proposed development has been carefully designed so as to fit well within the residential character and appearance of Arundel Road.

As such, it is respectfully requested the application is approved, as it has been clearly demonstrated to accord with National and Local Planning Policy.