



PROGRESS PLANNING

Planning, Design and Access Statement

16 Pine Tree Close, West Sussex, Angerming, BN16 4LP

Erection of single storey side extension and provision of 2 parking spaces following demolition of existing garage

Prepared by Progress Planning on behalf of:

We Build Sussex Ltd

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Site Description

The site is located on the northeast corner of 16 Pine Trees Close, West Sussex, Angmering, BN16 4LT, in Arun District Council.

The site comprises a single storey semi-detached house with a detached garage to its side and vehicular access onto Pine Trees Close.

The area is residential in character comprising mostly single family dwellinghouses.

The property is neither listed nor located within a conservation area. The site is in Flood Zone 1 and there are no other relevant planning designations relating to the site.

Proposed development

Planning permission is sought for erection of a single storey side extension and provision of 2 car parking spaces following demolition of the existing garage.

Planning History

There is no relevant planning application directly related to this site. Given the appearance of the building, it is considered likely that the original dwelling was constructed in the late 70's or 80s.

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Arun's Local Plan 2011-2031 and specifically against policies:

- DDM1 Aspect of form and design quality
- DDM2 Internal space standards
- DSP1 Design

The proposal will also be assessed against national policy/guidance contained within the NPPF and NPPG.

Principle of Development

The site comprises currently a residential dwellinghouse and the proposal seeks to extend the existing property and improve the residential amenity for existing and future occupiers. There is a presumption in favour of sustainable development and this proposal would make better use of this existing dwelling. Therefore, this proposal would in principle be acceptable.

Design and Visual Amenity

The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps to make development acceptable to communities.

Planning decisions should ensure that developments: will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; and establish a strong sense of place.



This application seeks a single storey side extension to this dwelling. Given the siting of the existing dwelling at the end of the cul de sac, the location of the extension is well screened from most of the street.



View from street at Nos. 15 and 16 (application property)

The extension would follow the same depth and height of the existing dwelling and would sit comfortably within the site. The demolition of the existing rather tired garage would increase the spaciousness of the site as viewed from the street and the proposal would not appear dominant or overbearing.

The proposed extension would be of a scale, height and roof design that would reflect the character of the area. Given the scale and nature of the proposed extension, the development is considered to have limited impact on the character and appearance of the area. The materiality of the proposed extension would also match the host property helping to integrate into the dwelling.

Given the design approach taken, the development is considered to sit comfortably within the site and be in keeping with the character and appearance of the area. On this basis, the development proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, in accordance with DDM1 and DDM4 of the Arun Local Plan and the National Planning Policy Framework (2012).

Impact on neighbours

The proposal would extend the existing dwelling to the east where there are no immediately adjacent neighbouring properties. As such, the proposal will have no harm on the residential amenity of neighbouring properties.

Transport Considerations

The site is occupied by single residential property that benefits from a tired and substandard sized garage. This proposal seeks to demolish the current garage to provide 2 properly sized and allocated parking spaces. Given the proposal would modestly increase parking on the site, this is not considered to raise any new transport concerns.

Conclusion

In conclusion, we consider that the proposals, incorporating the principles established above, makes the most efficient use of the land. In terms of principle of development, there is local and national support to make the best

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use of existing housing stock. The proposal is of a high quality design and will make a positive contribution to the location and surrounding area.

The proposal has been positioned away from neighbouring properties and its height and bulk can be satisfactorily accommodated in this location without appearing overbearing on the surrounding area or unacceptably detracting from the amenities of adjoining occupiers by reason of loss of light, privacy, or outlook.

In transport terms, the proposal would not raise any highway safety concerns and the parking arrangements are considered be an appropriate approach for the scale and nature of the development.

Overall, the development would reflect the 12 core principles of sustainable development as set out in the NPPF. The application scheme meets the strategic policy objectives of the London Plan as well as the aims and objectives of local Council policy.