

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: A/85/18/RES

LOCATION: Land between New Place Bungalow
and Arundel Road
Angmering
BN16 4ET

PROPOSAL: Approval of reserved matters for appearance, landscaping, layout & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application is for approval of reserved matters which relate to appearance, landscaping, layout and scale. The principle of the development has been approved at outline stage. The proposal refers to 5 detached and 4 semi-detached dwellings comprising 5 dwelling types. One of the units, plot 9 is a bungalow and has no garaging. The other 8 units have garaging.
SITE AREA	Approx 0.7 hectares
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development
BOUNDARY TREATMENT	The boundaries of the site consist of mature planting and trees of various heights and species.
SITE CHARACTERISTICS	The site is currently vacant overgrown land with limited areas of hard-standing.
CHARACTER OF LOCALITY	The character of the locality is rural with the site being situated outside of the built area boundary.

RELEVANT SITE HISTORY

A/131/16/OUT	Outline planning application with some matters reserved for 9 No. one & a half storey houses with garaging, including 3No. affordable housing units - This is a Departure from the Development Plan	App Cond with S106 21-12-16
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A/131/16/OUT granted outline planning permission for the construction of 9 no. dwellings (3 no. affordable units). The application related solely to the proposed access with all other matters being reserved which form the basis of consideration of this application.

The Council is no longer seeking affordable housing provision or contributions for schemes of less than 10 units so the affordable units have been deleted from this application.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Parks and Landscapes

Arboriculturist

WSCC Strategic Planning

Environmental Health

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Greenspace Officer - No Objection

The scheme proposed is comprehensive, detailed and suitable for situation having a varied and appropriate planting mix proposed with a good palate of both evergreen and deciduous trees and shrubs. The trees proposed are sufficient in height to provide instant impact whilst still being an appropriate size to aid establishment.

The plans detail existing trees and measures proposed for their retention and protection to secure their ongoing longevity.

County Highways - No Objection. Swept path diagrams have been provided which demonstrates parking for refuse collection vehicles via swept path diagrams. It would be worth ensuring that the turning head at the bottom of the estate road is marked out with a sign or hatching to discourage any visitor parking thus making the turning head restricted.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area Boundary

Classified Road

DEVELOPMENT PLAN POLICES

CSP1

C SP1 Countryside

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
HSP1	HSP1 Housing allocation the housing requirement
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD2 Parish Housing Allocation

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

The Angmering Neighbourhood Plan has been made and policies HD1, HD2, HD3 and HD7 are considered relevant in the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The site is outside of the built up area. Due to the location of the site it is not considered to accord with policy CSP1 of the Local Plan and HD1 of the Angmering Neighbourhood Plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. These are that a valid outline permission has already been granted for the scheme.

CONCLUSIONS

PRINCIPLE

The site is outside of the built up area of Angmering in a location that is not allocated for housing. In the Local Plan, policy H SP1 establishes strategic housing, parish and town allocations - this site is not identified.

However, outline permission has already been granted and the permission has not yet expired. Therefore the principle of development on this site has already been considered and been found to be acceptable. The only matters that remain to be considered as part of this proposal are appearance, landscaping, layout and scale.

The development proposals closely follow the illustrative plans that accompanied the original outline application.

CHARACTER & APPEARANCE

The proposed development falls outside of the built up area boundary and as such it is necessary to ensure the proposed development has no significant impact upon the rural character of the locality.

The application site is situated to the west of Arundel Road and is screened on the eastern boundary by a row of trees and as such the proposed development will have limited presence within the street scene when viewed from Arundel Road. It must also be considered that residential development is already present to the west of Arundel Road and to the south of the application site. The design will provide variety in terms of built form, materials, and colour in order to provide visual interest whilst respecting the character of the existing local vernacular.

The land immediately to the west of the application site (New Place Nursery) benefits from planning permission for the dismantling of vehicles and storage of vehicles and parts and to the south-west planning permission has been granted for the outdoor storage of caravans. The potential source of noise disturbance to potential occupiers has previously been considered.

Examples of residential development are present in close proximity to the application site with New Place Bungalow to the west; 60m to the south of the site is linear residential development (adjacent to Arundel Road) which falls within the built-up area boundary; and approximately 60m to the north of the site is a two storey detached dwelling (Wilmington). More recently planning permission was granted on the 3 October for 2 dwellings to be located on land to the north of 68 Arundel Road abutting the application site.

As such, it is acknowledged that whilst the site falls outside of the built area boundary the proposal has a limited impact on the visual amenity or character of this rural locality. The dwellings would be arranged in linear form behind an internal access road running parallel to Arundel Road. This enables the hedging along the site frontage to be largely retained, thereby ensuring that the streetscene benefits from sufficient screening. Additional tree planting is proposed for the section of the roadside where the shrubbery is proposed to be removed.

The layout of the development would accord with the orientation of dwellings to the south. It makes an efficient use of the site whilst balancing the need to respect the spatial pattern and character of development within the locality. The proposed layout reflects that of adjacent development and the pattern prevalent in much of the village. The adjoining properties to the south in Arundel Road are laid out in a linear pattern, and almost exclusively address the road frontage. These existing houses have a variety of frontage depths, some of which are given over to car parking, others have planted areas and screening. In the proposals embodied within this submission, the proposed units face Arundel Road and as a result have a sympathetic pattern. They are set back from the footpath behind a mature screen of mixed hedging and trees, and on the western side of an area of open landscape.

Whilst siting has not been approved previously the proposed number of density and therefore number of units was referred to at outline stage. Although the density is low, it has been approved and would be reflective of the established layout and size of neighbouring dwellings plots, in accordance with Angmering Neighbourhood Plan (ANP) policy HD7: 'Housing Density', which requires that new development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. The development would allow family homes of varying sizes to be created, with ample space for parking and private amenity space. The development would not be cramped or at odds with the character of the surrounding area. The proposed positioning and form of the dwellings and their plot sizes would reflect the character of the surrounding residential area, which is typified by detached and semi-detached houses on medium sized plots.

The proposed development has been carefully designed with appropriate separation distances retained between the new dwellings and adjacent existing buildings and uses. Further notable spacing is proposed to be provided between each of the detached houses proposed. This creates a spacious layout which responds positively to the semi-rural character of the area, and provides a streetscene that will not feel cramped and is appropriate to the sites edge of settlement location.

The proposed development will respect the established plot widths within the locality and will reflect the character of the existing built form and create a positive addition to the current style and mix of the area. Therefore, the proposals accord with policy HD5 'Built Form' of the Angmering Neighbourhood Plan (ANP).

The footprint of each of the house type is similar to housing on the northern side of Angmering village, and would balance the need to provide attractive and spacious accommodation suitable for family habitation with the provision of space around the dwellings to be used for amenity and car parking. The first unit at the entrance to the site is a bungalow, has been positioned to ensure minimum visual impact, not only in the entrance area, but also its prominence when viewed from a distance. The balance of the houses, whilst having 2 floors, would have low dormer eaves levels and as a result have a reduced ridge height. The design approach of the proposed dwellings utilises, lower eaves heights, which will result in a reduced mass of building and offers a sensitive solution to the provision of a housing at this edge of village location.

Therefore, it is considered that the proposed residential use of the site would not result in unacceptable harm to the character of the locality and is deemed to accord with the limitations of DSP1 and DDM1 of Arun Local Plan.

The Design and Access Statement confirms that the architectural form and character of the development, the design of the houses and the proposed materials strongly reflect the style and materials traditionally used within the locality. It states that "the scheme design creates well proportioned housing with simple roof forms predominantly in a traditional style, incorporating elements of symmetry along with feature gables, projecting bays, brick dentil banding, chimneys and porch details throughout the scheme. The dwellings are designed to create aesthetical interest within the street-scene and to pay

reference to the local vernacular. Roofs are shown with a variety of ridge heights to reflect a varied streetscene and allow individual buildings to reflect their positioning within the site in their elevations. A palette of building materials are incorporated within the scheme design, all of which are reflective of the local West Sussex vernacular. A mixture of brick and hanging tiles are proposed to create variation within the street-scene. Casement windows are proposed throughout the site to provide a defined style. All properties have a part open porch to add visual interest and define front entrances to the properties. Chimneys throughout the scheme reflect traditional detailing and are shown either in brickwork or render. Each dwelling is designed so that meters, boiler flues and vents are located on the rear or side walls where possible, or internally and therefore not in public view."

The design approach has sought to ensure a sensitive approach to the layout, scale and appearance of the development, with significant attention given to public views into the site. The slight fall from north to south on the site enables the dwellings to be set at different levels, combined with varying the setback from the road adds to the visual interest of the proposal. The elevations illustrate a mix of materials which is in keeping with the rest of Angmering.

The development demonstrates a high quality design, reflecting local distinctiveness and seeks to incorporate local design features evident in buildings in the surrounding area, and as such the proposals accord with ANP policy HD6 (Housing Layout and Design). Further, the proposal would represent a high quality development, which would sympathetically relate to existing built form in accordance with saved policy DDM1 and DSP1 of the Arun Local Plan and the guidance set out in the relevant paragraphs of the NPPF that relate to design.

Further, the proposals will provide 5 no. 3-bed units, with the remainder being modest 4- bed dwellings which will provide a range of house types, in accordance with ANP Policy HD3.

The proposed access arrangements to serve this new development have been confirmed via the approval of outline permission A/131/16/OUT, where access was a matter for consideration. These detailed proposals reflect the previously permitted access arrangements.

Policy TSP1 of Arun Local Plan and policy HD8 of the Neighbourhood Plan refer to the need to provide sufficient off- street parking. The West Sussex (Residential) Parking Demand Calculator indicates a total demand for the development of 25 spaces, and this requirement is adhered to by this detailed layout scheme. The proposal also includes cycle storage within each dwellings proposed garage space.

RESIDENTIAL AMENITY

Given the size of the dwellings and their positions within the site the proposed scheme would be unlikely to result in any unacceptably adverse impacts upon the residential amenity of neighbours or future occupiers of the site. The en-suite windows at first floor level in the side elevation of units 4, 5 and 8 could lead to a material loss of privacy between the proposed units and these windows have therefore been controlled by condition to be obscure glazed. It is also proposed to restrict the further addition of windows in the side elevations of the buildings which could result in material harm from overlooking.

The land immediately to the west of the application site (New Place Nursery) benefits from planning permission for the dismantling of vehicles and storage of vehicles and parts and to the south-west planning permission has been granted for the outdoor storage of caravans. The possibility of this being a source of noise disturbance to potential occupiers was considered at outline stage. The close proximity of the vehicle dismantling and storage use to the west as well as the impact of vehicular movements on nearby roads were the subject of an 'Environmental Noise Assessment'. This assessment identified that the "noise levels affecting the site are relatively low and with windows open internal noise levels achieve the WHO/BS8233 internal noise criteria" and that "Noise levels in the gardens of the houses will also be

relatively low as they are below the WHO low limit value of 50dBA".

On this basis Environmental Health raised no objections in relation to noise impacts associated with the development at outline stage. Therefore, the proposal is deemed to accord with policies DDM1, QESP1 and QE DM1 of Arun Local Plan.

In addition, ample amenity space is proposed to be provided around each building, with front and rear garden areas provided to each new house. As a result, the proposal would not give rise to any inter-relational issues with respect to the amenities of future occupants with regard to light, privacy or outlook. It was established at the Outline stage that noise and disturbance arising from the use of the commercial premises to the west would not be so significant so as to adversely affect future residents of the proposed new housing.

In accordance with policy DDM2 of Arun Local Plan compliance with regard to Internal Space Standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) is sought in all residential applications. The requirement for a 3-bed/5 person dwelling is for a floor area of 93 sqm, whilst for a 4-bed/6-person dwelling the guidance sets out that the internal area should be 106 sqm. The floor areas proposed for the new housing is in excess of these minimum standards in both respects.

In respect of external garden standards, the proposals have been prepared to provide a spacious setting for the new houses, and thus incorporate the provision of good - sized private garden areas to the rear of each dwelling. The size of these areas is in each case in excess of that required under the former policy D DM3, and therefore it is considered that the external spaces are of a size and quality such that they are entirely appropriate given the type and size of house accommodation being provided.

AFFORDABLE HOUSING

The proposed development previously made provision for 3 No. affordable units which were secured by a planning obligation. However the Council is no longer seeking affordable housing provision or contributions for schemes of less than 10 units so the reference to affordable units has been deleted from this application.

SUMMARY

The proposed development based upon the details submitted is not considered to result in any adverse impacts which significantly or demonstrable outweigh the benefits of the proposed scheme. Therefore, the proposal is considered to accord with relevant development plan policy and is recommended for approval subject to the below conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans :
 - nb018104:03b 'Block and Location Plan'
 - nb018104:04 'Detail Layout: bin storage & parking plan'
 - nb018104:05 'Unit A & Substation'
 - nb018104:06 'Unit B'
 - nb018104:07 'Unit C'
 - nb018104:08 'Unit D'
 - nb018104:09 'Unit E'
 - nb018104:10 'Street scene & site section: 1 of 3'
 - nb018104:11 'Street scene & site section: 2 of 3'
 - nb018104:12 'Street scene & site section: 3 of 3'

HBA/790/01 Rev A 'Hard and Soft Landscape Plan', prepared by Huskisson Brown Associates

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 2 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level or above in the north or south elevations of units 2 -8 or the side elevation of north elevation of unit 1 at first floor or above or in the south side elevation above ground floor of unit 9 without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DDM1 of Arun Local Plan.

- 4 The first floor windows in the side elevations of plots 4, 5 and 8 serving en-suites shall at all times be and remain glazed entirely with obscure glass and fixed to be non opening below 1.7m internal floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policy DDM1 of the Arun Local Plan.

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.