



Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date: 9th August 2021

VIA EMAIL ONLY

Dear Sirs,

**Planning Application (Ref: PP-10001268) - Conversion of 1 No. dwelling into 2 No. dwellings
15 The Croft, Bersted, PO21 5TH**

Please find enclosed a full planning application, submitted on behalf of Mr. G. Evans, for the conversion of 1 No. dwelling into 2 No. dwellings, at 15 The Croft, Bersted PO21 5TH.

The planning application, which has been submitted via the Planning Portal (Ref: PP-10001268), comprises the following plans and documents:

- Planning Application Form;
- Site Location and Block Plans (3358/06 Rev B);
- Existing Ground and First Floor Plan (3358/01 Rev A);
- Existing Roof and Boundary Plans (3358/02 Rev A);
- Proposed Ground and First Floor Plan (3358/03 Rev A);
- Proposed Roof and Boundary Plans (3358/04 Rev A);
- Existing and Proposed Elevations (3358/05 Rev B);
- Planning Statement (which comprises this covering letter);
- Community Infrastructure (CIL) – Form 1: CIL Additional Information; and
- Draft Unilateral Undertaking.

The requisite fee of £490.00 is being paid direct by the applicant. This includes service charge of £25.00 (20.83 + £4.14 VAT).

Planning Statement

The Site and Surrounding Area

The site, which comprises 376 sq.m., is located in The Croft and is within the defined development boundary for Bersted.

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It is at the end of a residential cul-de-sac, which is characterised by 2-storey terraced properties. There are blocks of flat-roofed brick-built garages to the East, which serve the houses in The Croft. To the South and West are the rear gardens of Nos. 43, 45 and 47 Stroud Green Drive, which are all bungalows and are at a slightly lower level than the application site.

The site is currently occupied by a 3-bedroom terrace house, which was extended in 2008 (see the Planning History below) to create a 5-bedroom house, so that Mrs. Evans could look after her parents.

The original house has brick lower elevations and tile hung uppers. The roof is gabled and clay tiled. There is a single storey flat-roofed porch at the front of the property. The extension is single storey is attached to the South elevation of the original property, projecting slightly forward of the original building line. Its walls are rendered and the hipped roof is clay tiled.

The property has 2/3no. off-street car parking spaces at the front and 1no. garage in the aforementioned block of garages.

The Eastern boundary comprises a 1.8m high brick wall. The Northern and Southern boundaries comprise 1.8m high wood panel fencing, with the Western boundary comprising 1.8m high wire mesh fencing, which is fronted by a 1.2m high wood panel fence.

Planning History

On 3rd January 2008, planning permission (LPA Ref: BE/147/07/) was granted for a '*proposed single storey side extension*' at 15 The Croft.

This planning permission was the subject of 2no. planning conditions; the first of which related to the development commencing before the expiration of 3 years from the date of the permission.

Condition 2 reads as follows:

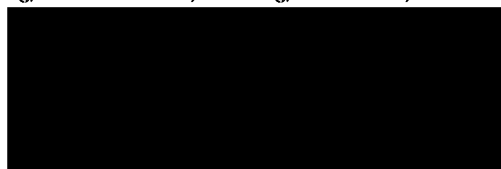
The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 15 The Croft as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

In 2020, an application (LPA Ref: BE/130/20/CLP) for effectively the conversion of 1no. dwelling into 2no. dwellings was submitted and subsequently recorded as 'incomplete'.

Earlier this year, another application (LPA Ref: BE/43/21/PL) for the conversion of 1no. dwelling into 2no. dwellings was submitted and subsequently recorded as 'incomplete'.

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Proposed Development

The proposed development comprises the conversion of 1no. dwelling to create 2no. dwellings.

The dwellings will comprise: (a) the original 3-bedroom 2-storey terraced house; and (b) a 1-bedroom single storey bungalow formed from the consented extension.

The house will comprise a lounge/dining room, kitchen, conservatory on the ground floor and 3no. bedrooms and a bathroom on the first floor.

The bungalow will comprise a lounge/dining room/kitchen, 1no. bedroom, a study and a bathroom. It should be noted that in practice, the extension has always operated as a 'granny annexe', with all of the facilities required for separate independent living, but with a connecting door between the original house and the annexe.

In order to create 2no. separate dwellings, the following works will be required:

- The connecting door, between the two elements will be blocked up;
- Non-load bearing walls will be removed in order to create a new entrance hall;
- A stud wall will be added to partition the new entrance hall from the 2nd bedroom;
- A new entrance will be inserted into the East elevation of the proposed bungalow;
- The amenity space will be divided, by the erection of wood panel fencing, to create separate areas of private amenity space;
- The landing room window on the first floor of the South elevation of the original house will be fitted with obscured glass; and
- The car parking spaces will be appropriately allocated to each separate property.

The Planning Policy Framework

The current development plan for the area comprises the Adopted Arun Local Plan (ALP) 2018.

The following policies in the ALP are considered to be particularly relevant to the determination of the application:

- Policy SD SP1 – Sustainable Development;
- Policy SD SP2 – Built-up Area Boundary;
- Policy H DM1 – Housing Mix;
- Policy D DM1 - Aspects of Form and Design Quality;
- Policy T SP1 - Transport and Development; and
- Policy ENV DM2 – Pagham Harbour.

The Arun District Council Design Guide and the Arun Parking Standards are also relevant.

Principle of Development

Policy SD SP1 (Sustainable Development) of the ALP states that when considering development proposals, the Council will take a positive approach that reflect the presumption in favour of sustainable development in the NPPF. In addition, Policy SD SP2 (Built-up Area Boundary) states that development should be focused within the Built-up Area Boundaries and will be permitted, subject to consideration against other policies in the ALP.

Policy H DM1 (Housing Mix) of the ALP requires a proportion of new housing to be of a type that meets the needs of older people. It adds that such housing could be provided as part of the general mix of one and two bedrooomed homes, but designed to meet the needs of older people.

In this regard, the application site is located within a Built-up Area Boundary. In addition, it would result in the creation of a new 1-bed bungalow, which is well placed to help address the needs of older people.

As a result, the proposed development would be in accordance with Policy SD SP2 and Policy H DM1.

Furthermore, there is a requirement to determine all planning applications in accordance with the adopted development plan unless material planning considerations indicate otherwise. The NPPF is a material planning consideration in determining this application and sets a presumption in favour of sustainable development (Paragraph 11, NPPF). In this regard, paragraph 67 of the NPPF requires that strategic policy making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Planning policies should identify a supply of a specific, deliverable sites for years 1 – 5 of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan. In this regard, ADC's latest Authority Monitoring Report (December 2020) indicates that there is currently a 3.3-year housing land supply.

As the housing land supply is less than 5 years, it leaves the Council in a vulnerable position for the purposes of decision taking. Accordingly, the Council should follow paragraph 11d (ii) of the NPPF, which would require decisions to follow the 'tilted balance', whereby proposals should proceed unless there are significant adverse impacts of doing so, which would outweigh the benefits of development.

The Council should, therefore, be proactively seeking to grant planning permission to applications such as this one, which would contribute to its housing land supply, that are on brownfield sites in a sustainable location and in conformity with national and local plan polices in order to enable sufficient supply to be brought forward, that can assist in addressing shortfalls in delivery.

Parking

Policy T SP1 (Transport and Development) of the ALP states that development should incorporate appropriate levels of parking in line with WSCC's guidance on parking provision and the Arun Design Guide taking into consideration the impact of development on on-street parking.

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Since then, the ADC Parking Standards SPD (January 2020) has been adopted. It sets out the following expected level of car parking provision for new residential developments.

Table 3.1 -- Expected level of provision for new residential developments

Number of bedrooms	Number of habitable rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

The application site is located within Parking Behaviour Zone 2. The expected level of provision would, therefore, be 2no. car parking spaces for each of the proposed units.

15 The Croft is currently served 3no. car parking spaces at the front of the property and by 1no. garage in the nearby block of garages (see the Site Location Plan).

It is proposed that 2no. of the 3no. parking spaces will be used by the 1-bed bungalow and the other space and garage will be retained by the 3-bed house.

It should be noted that none of the other properties in The Croft are provided with any off-street car parking provision, other than in the garage blocks which due to their limited dimensions are generally used for storage rather than car parking.

As a result, the proposed development would be in accordance with Policy T SP1 of the ALP and the Arun Parking Standards.

Residential Amenity

Policy D DM1 (Aspects of Form and Design Quality) of the ALP states that when considering any application for development, the Council will have regard to the impact on users and occupiers of nearby property and land.

In this regard, the proposed bungalow is of a distance of 1m or more from all boundaries. In considering the application for the extension (LPA Ref: BE/147/07/), it was '*considered that the distance between the proposal and nearest neighbouring properties, combined with the single storey nature of the proposal and the masking effects of the boundary treatment at the site, will prevent the proposal from being the cause of an unacceptable level of overlooking, overbearing or overshadowing towards neighbouring properties nor will it lead to a loss of residential amenities.*'

In the light of the above, there is nothing to indicate that the conversion of 1no. dwelling to create 2no. dwellings would have any impact on the residential amenity of neighbouring properties, by virtue of loss of sunlight, privacy and outlook or unacceptable noise and disturbance.

The only consideration would be the relationship between the two properties themselves and the only potential issue would be overlooking of the garden of the 1-bed bungalow from the upper floor of the 3-bed house. In this regard, there is only 1no. window on the first floor of South (side) elevation of the latter. This window only serves a landing. It is proposed that this window should be fitted with obscured glazing. This is annotated on the submitted plans. This could be secured by means of an appropriately worded planning condition.

As a result, the proposed development would be in accordance with Policy D DM1 of the ALP.

Nationally Described Space Standards

Policy D DM2 (Internal Space Standards) of the ALP states that the LPA will be required internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.

In this regard, the 3-bed 5-person house comprises 82.7 sq.m, which falls short of the required 93 sq.m. However, it should be noted that this is not a new house; it is the originally consented house less the extension which was added in 2008.

The 1-bed 2-person bungalow comprises 47 sq.m, which falls just short of the required 50 sq.m. In this regard, it should be noted that paragraph 13.3.4 of the ALP states that:

There might be occasions where development schemes cannot comply with all the space standards required (such as the conversion of an existing building, or where compliance with standards may harm the historic character of a building). Arun District Council will consider these on a case-by-case basis.

It is considered that this is a prime example of where a flexible approach should be taken to the application of the standards. It comprises the conversion of an existing building and the shortfall of 3 sq.m. represents an under-provision of only 6%.

Amenity Space

The ADC Design Guide states that all development should provide residents with access to outdoor amenity space. Private residential amenity spaces should be enclosed areas within a curtilage from which the public is excluded.

It adds that amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres. Smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified.

In this regard, the proposed 1-bed bungalow will be provided with a 122.2 sq.m private amenity space, which wraps around the front and side of the property. Whilst it is not located at the rear and will not be 10.5m deep, it will receive adequate daylight and will only be overlooked by the landing window from the proposed 3-bed house (see above).



The 3-bed house itself, will retain a 58.2 sq.m private amenity space, which is broadly comparable with that of its neighbours to the East. Some, but not all of the garden is 10.5m deep. It will receive adequate daylight and will be no more overlooked than it currently is.

The above serves to demonstrate that the proposed development would not give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

Pagham Harbour

Policy ENV DM2 (Pagham Harbour) of the ALP states that all new residential development within 5km of Pagham Harbour, which is likely to have an impact on the Harbour will be required to make a developer contribution towards the agreed strategic approach to access management at Pagham Harbour.

In this regard, the applicants are willing to submit a unilateral undertaking and to pay the appropriate legal checking fee. At the time of writing, the unilateral undertaking has not been completed and signed, as your Council's planning application reference needs to be added to the agreement.

As a result, the proposed development would be in accordance with Policy ENV DM2 of the ALP.

Conclusion

The site is located within a Built-up Area Boundary, where development will be permitted, subject to consideration against other policies in the ALP. Furthermore, your council is currently only able to demonstrate a 3.3-year housing land supply. Paragraph 11d (ii) of the NPPF is, therefore, engaged where proposals should proceed unless there are significant adverse impacts of doing so, which would outweigh the benefits of development. In such circumstances, planning applications such as this one, (which would contribute to housing land supply, on brownfield site in a sustainable location and in conformity with national and local plan policies) should be granted.

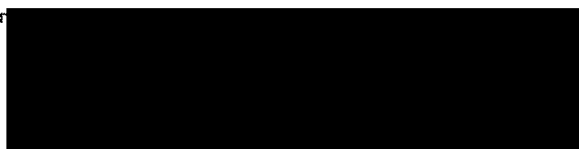
The proposed car parking arrangements would accord with Policy T SP1 of the ALP and the Arun Parking Standards.

The proposal would have no impact on the residential amenity of neighbouring properties, by virtue of loss of sunlight, privacy and outlook or unacceptable noise and disturbance. Whilst there could be an issue with overlooking from the upper floor of the 3-bed house, this could easily be mitigated by fitting the landing window with obscured glazing. As a result, the proposed development would be in accordance with Policy D DM1 of the ALP

Whilst the 1-bed bungalow would fall just short of the Nationally Described Space Standards, it is a prime example of a conversion where some degree of flexibility should be applied. As a result, the proposed development would be in accordance with Policy D DM2 of the ALP.

Both properties would be provided with good quality of private amenity space, which would not be overlooked and would receive a good level of daylight. As a result, the proposed development would be in accordance with the ADC Design Guide.

Albion Plan



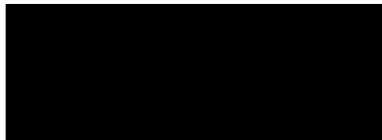


It is acknowledged that the site is located within 5km of Pagham Harbour. As a result, a developer contribution will be paid towards the agreed strategic approach to access management at Pagham Harbour. This will be secured by means of a unilateral undertaking, a draft of which is included. The completed document, and necessary payments, will be provided once the submission has been provided with an application number. As a result, the proposed development would be in accordance with Policy ENV DM2 of the ALP.

It is concluded that there are no significant adverse impacts of granting planning permission, which would outweigh the benefits of development. I would, therefore, respectfully request that planning permission should be granted without delay.

I trust the above is clear, but please do not hesitate to contact me if you have any queries

Yours faithfully,



Chris Geddes MRTPI
Founder and Principal

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