



APPLICATIONS & APPEALS SERVICES

**22 OSPREY GARDENS
BERSTED
BOGNOR REGIS
PO22 9QG**

ERECTION OF DWELLING

**PLANNING, DESIGN
& ACCESS STATEMENT**

NJA/21/281

November 2021



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APPENDICIES

Appendix NJA/1 – 1 Finch Gardens, Bognor Regis

1.0 INTRODUCTION

1.1 Planning permission is sought for the erection of a three-bedroom dwelling on land that sits within the curtilage of 22 Osprey Gardens. The proposal would attach to the host dwelling creating a terrace of three units with parking provided to the front of the site and private amenity space to the rear.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;

- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Heritage** – the impact of the proposal upon heritage assets;
- **Access** – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

2.1 22 Osprey Gardens is located to the southwest corner of a cul-de-sac which has a continuation with Finch Gardens to the west by virtue of grassed open space. Osprey Gardens comprises of pairs of semi-detached dwellings fronting the highway of a full two storey height or a chalet-bungalow design giving a regularity to the street scene and with use of matching brickwork for the elevations sitting under pitched tiled roofs. Many of the properties have been extended and altered over time to meet the requirements of the respective occupants.

2.2 Parking is provided within the curtilages of the properties on driveways or within side garages with unrestricted areas also available for on street parking. The area has a level topography with open plan front gardens giving the estate a spacious character.

2.3 The application site is formed from the extended garden to 22 Osprey Gardens where this property has an enlarged gap to its western elevation which appears as an anomaly in the street scene. This space is currently providing parking with provision of a dropped kerb with a driveway leading to a rear garage. A brick boundary wall demarcates the

western boundary to 14 Finch Gardens which sits to the west.

2.4 The site is located within the built up area of Bognor Regis. Sitting within a residential estate, the property has no relationship to heritage assets and is not positioned within any Conservation Area. The site is located in Flood Zone 1 and is at very low risk from surface water flooding as determined by the Environment Agency flood risk maps.

2.5 Set out below are some photographs of the site which provides further context.



22 Osprey Gardens



Views of site from Osprey Gardens



Rear of site viewed from public open space



Rear of site viewed above outbuilding



Views of the site from within the garden to 22 Osprey Gardens

3.0 PLANNING HISTORY

- 3.1 22 Osprey Gardens lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals no planning history for the property.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as

objectives, comprising an economic objective, a social objective and an environmental objective.

- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*** This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.
- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole. For decision taking, the

NPPF states that this means approving development that accords with the development plan without delay.

- 4.5 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’***
- 4.6 Chapter 5 addresses the supply of new homes. It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore reinforces the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. This sets out that the Government has the objective to boost supply through strategic policies that identify sufficient housing land to come forward that is deliverable, suitable and available.
- 4.7 Paragraph 68 in particular identifies that ***‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly’***.
- 4.8 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards,

Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

- 4.9 In assessing development proposals, paragraph 110 states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.
- 4.10 Chapter 11 of the NPPF requires that development makes effective use of land with Paragraph 119 advocating that ***“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”***.
- 4.11 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 130 sets out a number of tests for achieving high quality

development, which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting.

4.12 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity. This is continued within paragraph 179 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

4.13 In reinforcing the publicity that the building of new homes at present rates is not enough to meet demand, the NPPF promotes the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

4.14 The Framework requires the delivery of a wide choice of high quality homes in areas where people want to live, creating sustainable, inclusive and mixed communities.

Local Planning Policy

4.15 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Bersted Neighbourhood Plan 2014-2029 which was made in November 2014.

Arun Local Plan 2011 – 2031

4.16 The relevant Local Plan policies to this development proposal comprise:

- Policy SD SP1 – Sustainable development
- Policy SD SP1c – Strategic Approach
- Policy SD SP2 – Built-Up Area Boundary
- Policy H SP1 – The Housing Requirement
- Policy D SP1 - Design
- Policy D DM1 - Aspects of form and design quality
- Policy D DM2 - Internal Space Standards
- Policy ECC SP2 – Energy and Climate change mitigation
- Policy T SP1 - Transport and Development
- Policy ENV SP1 – Natural Environment
- Policy ENV DM5 – Development and biodiversity
- Policy W DM1 – Water supply and quality
- Policy W DM3 - Sustainable Urban Drainage Systems

4.17 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.

4.18 Policy SD SP1c (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns as well as growth in

sustainable villages in the countryside to meet the housing needs of the community by delivering 20,000 homes and protecting the natural and built environment.

4.19 Policy SD SP2 (Built Up Area Boundary) requires development to be focused within the boundaries.

4.20 Policy H SP1 (The Housing Requirement) confirms that within the plan period of 2011-2031, at least 20,000 new homes will be accommodated within the District.

4.21 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.

4.22 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.

4.23 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.

- 4.24 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.
- 4.25 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.26 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 4.27 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.
- 4.28 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.

- 4.29 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

Bersted Neighbourhood Plan 2014-29

- 4.30 The application site lies within the Neighbourhood Plan Designation Area for the 'Bersted Neighbourhood Plan'. The Neighbourhood Plan was made in November 2014. Relevant policies to the consideration of the proposal comprise:
- Policy ES1 – Design of new development
 - Policy HDQ2 – Integration of new housing
 - Policy HDQ3 – Windfall Sites
 - Policy HDQ5 – Design of new housing
 - Policy HDQ6 – Outdoor Space
 - Policy HDQ7 – Attention to Detail
 - Policy HDQ8 – Car Parking
- 4.31 Policy ES1 (Design of new development) sets out that new development should be of a high quality design and contribution to local character.

- 4.32 Policy HDQ2 (Integration of new housing) ensures that new homes are well connected to the surrounding area and are visually integrated with their surroundings.
- 4.33 Policy HDQ3 (Windfall Sites) permits small residential developments on infill site.
- 4.34 Policy HDQ5 (Design of new housing) requires new housing to be of a high quality and designed to reflect local character.
- 4.35 Policy HDQ6 (Outdoor Space) requires that all new dwellings are provided with private amenity space.
- 4.36 Policy HDQ7 (Attention to detail) lists required items to be considered early in the design process to ensure integration into a final design, these include waste and recycling storage, meter boxes, gutters and pipes.
- 4.37 Policy HDQ8 (Car Parking) requires new development to have adequate car parking with a minimum of two spaces per property.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 Planning law requires that applications for planning permission must have regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Arun Local Plan Policy SD SP1 has a positive approach to encouraging sustainable development that also meets the needs of the community through growth of existing settlements. This includes meeting housing needs whilst also protecting the natural and built environment (Policy SD SP1a).
- 5.2 Policy H SP1 of the Local Plan confirms that over the plan period it will be providing at least 20,000 new homes. In considering appropriate locations for housing development, the Local Plan remains the starting point which directs new housing to within the Built Up Areas (Policy SD SP2) or to strategic allocations across the District. There is also an expectation that windfall sites would also come forward to deliver 847 units over the plan period.
- 5.3 This proposal would contribute towards the high level of windfall sites required and also provide development that

makes efficient use of land within a settlement policy boundary.

Housing distribution

- 5.4 The NPPF sets out the Government's planning policy for England and places sustainable development at the heart of the decision-taking process incorporating objectives for economic, social and environmental protection. These objectives seek to balance growth and local community needs against protection of the natural, built and historic environment.
- 5.5 In providing for sustainable development, the NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs. This is emphasised within paragraph 60 of the NPPF which states that 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.
- 5.6 Paragraph 68 requires local planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. In particular, planning policies should identify a supply of specific,

deliverable sites for years 1 to 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. It is also recognised at paragraph 68 that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and such sites can often be built out relatively quickly.

5.7 In examining housing need, the most up to date Authority Monitoring Report available (Council website) is that of 2019/2020 (published December 2020). This states that the Council's land supply position sits at **3.3 years** supply at the 31st March 2020. With this reported position being the most up to date available data, the Council is unable to demonstrate the provision of the required 5 years housing land supply, The most important policies for determining housing distribution, comprising Policies SP SD2 and C SP1 should therefore be afforded reduced weight in the decision-taking process with greater weight afforded to Paragraph 11 of the NPPF with a proactive approach to housing as set out in Paragraph 14 of the NPPF and a presumption in favour of sustainable development.

5.8 The presumption in favour of sustainable development in relation to housing has also received judgement at the highest level, by the Supreme Court in the cases of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough

Estates Partnership LP v Cheshire East Borough Council [2017]. These cases examined the (then) paragraph 49 of the NPPF and clarified that in the absence of a five year housing land supply, the (then) paragraph 14 presumption in favour of sustainable development will be triggered.

5.9 The Supreme Court reinforced that it is a matter of planning judgement as to the weight housing policies are given; however policies affecting housing supply will have reduced weight in the tilted balance with there being an overriding need to boost the supply of housing except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects. The judgement considers that, in the absence of a five-year supply of housing land, the decision-taker can apply a tilted balance and proportionally apply weight to secure an adequate supply of housing rather than applying a rigid approach to the development plan.

5.10 The provision of this windfall site, whilst providing only a single unit, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. This site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme given that the development

would make efficient use of land without any significant or demonstrable harm arising.

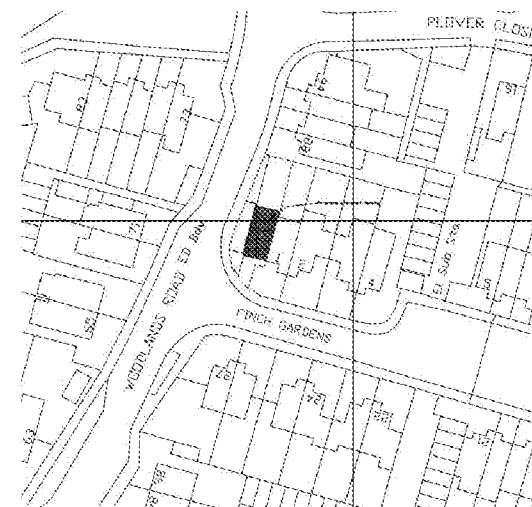
- 5.11 Any contribution towards the local housing supply should be afforded weight in the decision-taking process given that, as cited within *St Modwen Developments Ltd v SSCLG* [2017], ‘the local planning authority can only do so much, that is to maintain a five year supply of deliverable housing land. The market, comprising house builders, finance and purchasers has to do the rest’. This reiterates the importance of the Council to plan positively and act proactively when smaller and more deliverable sites do come forward. This is pertinent where, until the Council provides clear evidence within an up-to-date Monitoring Report of its housing provision, reliance on sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should be treated with a fair degree of circumspection.

1 Finch Gardens

- 5.12 The erection of windfall properties within the built-up area boundary utilising extended garden space is encouraged in order to direct development to sustainable locations. In addition the creation of properties attached to existing dwellings as part of a terrace to make efficient use of land has been undertaken elsewhere within the District. One such

example is that at 1 Finch Gardens, Bognor Regis as allowed at appeal (Appeal ref 3223827) and detailed at Appendix NJA/1 with this site located within close proximity to the application site, within the adjoining cul-de-sac.

Figure 1: Block Plan for 1 Finch Gardens



- 5.13 In allowing the appeal the Inspector acknowledged that the character of the area was formed by a range of properties of similar style and materials and that the proposed property would create a development that is comparable to existing development. In addition, the development was deemed not to have adverse harm to the character of the area by virtue of utilising an area of space within the street scene. This example demonstrates that such development can deliver small scale

proposals within the built-up area without harm to the character, residential amenities or highway safety.

Sustainable development

- 5.14 In addressing the objectives of sustainable development, the proposal would bring economic benefits associated with the construction process and a contribution towards local services and facilities from use by future occupiers. There is also to be local spending as a new home owner makes a house their home. The occupants are likely to support the local community thus having a social role within the town. Finally, the development would adopting current energy efficient standards fulfilling the environmental objective. All three strands of sustainable development can therefore be met simultaneously from permitting this development.
- 5.15 In addition to the location of the development within a sustainable location, the NPPF strives for the efficient use of land as detailed within Chapter 11. The provision of this windfall site, whilst providing only a single unit, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. This site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a

positive benefit of the scheme without any significant or demonstrable harm arising to the character and appearance of the area.

Conclusion on the principle of development

- 5.16 The proposed development would meet the three strands of sustainable development can therefore be met simultaneously from permitting this development. This Statement demonstrates that having regard to NPPF paragraph 11, there are no adverse impacts of granting planning permission that would significantly or demonstrably outweigh the benefits when assessed against the policies of the NPPF when taken as a whole. The proposed development will make a small but important contribution to housing land supply within the District and in particular to the Council's windfall target. In having regard to NPPF paragraph 68 in particular, the site is deliverable now and for the reasons set out; it is sustainably located and would make efficient use of land.

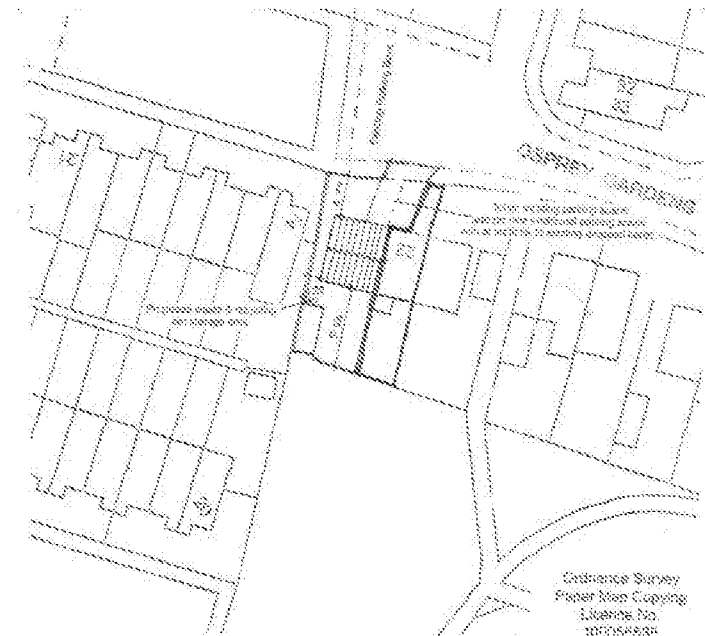
6.0 LAYOUT, DESIGN & APPEARANCE

6.1 The NPPF sets out within Chapter 12 that the Government attaches great importance to the design of the built environment. Local Plan Policies D SP1, D DM1, D DM2 and the Neighbourhood Plan Policies ES1, HDQ5, 6 and 7 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.

6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is therefore sensitive to the site and its surroundings whilst also making efficient use of land. The unit proposed is to be modest in size and by virtue of its design and positioning, would not distract or adversely dominate the street scene being positioned to infill a gap between 22 Osprey Gardens and 14 Finch Gardens.

6.3 The proposal also has regard to providing a unit that is tailored to meeting space standards as required by Policy D DM2 of the Local Plan. The proposal is also to provide adequate internal circulation and storage space to account for long terms needs and also as needs change according future occupants in perpetuity.

Figure 2: Proposed block plan



- 6.4 Policy D DM1 (Aspects of form and design quality) is prescriptive in its criteria for the assessment of new development as addressed below.

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

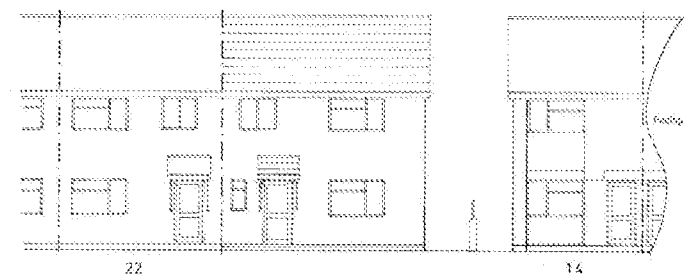
- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.***
- 2. Appearance/attractiveness
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.***

- 6.5 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together.
- 6.6 The application site comprises a large garden area already in residential use and provides a plot of size greater than many within the surrounding residential housing estate. With a modest sized property proposed, the footprint would not overdevelop the plot nor, with its design commensurate to the surroundings, appear disproportionate in scale to the nearby properties or the wider character of the street scene. This provides an ideal opportunity to make efficient use of

the land, akin to that allowed at 1 Finch Gardens to the northwest, without appearing cramped or overdeveloped in the street scene. The proposal would therefore reflect with the character of the area in terms of plot size and density.

- 6.7 The scale and massing of the proposed property is to sit comfortably adjacent to 22 Osprey Gardens when viewed from the public domain. This is achieved by positioning the new dwelling parallel to the host dwelling to respect the building line set by this property, by continuing the existing ridge height and ensuring that the design reflects that found in the area with use also of materials commensurate with the character. The property would also retain space to 14 Finch Gardens to enable the separation to remain apparent and in turn also providing side access to the rear garden to ensure that any cramped appearance in the street scene does not arise.

Figure 3: Proposed street scene elevation



6.8 The size of the plot also allows for a sensitive approach to be given to the siting of bin and cycle storage to minimise the visual effect of these additional requirements for a residential dwelling. The proposal would therefore accord with criteria 1 and 2 as well as Policies ES1 and HDQ5 of the Neighbourhood Plan.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

6.9 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the closest residential properties will be 22 Osprey Gardens to the east, 14 Finch Gardens to the west and 29 Ravens Way to the south.

6.10 The creation of a new infill property would not result in any harm to the privacy of neighbouring properties. The ground floor accommodation would have fenestration viewing into the curtilage of the site only; therefore, these views would extend across the public domain and to the rear, be

contained by boundary treatments. This approach also provides natural surveillance for security. At the first-floor level, there will be windows facing north and south. To the north, these views would again extend across the public domain. To the rear the windows would have views primarily towards open space to the rear of the site and with oblique views towards the neighbouring properties. These views would be commensurate with views expected within a residential estate and with an appropriate distance to 29 Ravens Way to the south west, as such there would be no adverse harm to amenity.

6.11 In addition to protecting neighbouring amenity, the development would also retain outdoor amenity space for the existing property of 22 Osprey Gardens. This space is commensurate with that found within the surrounding area and therefore enables the occupiers sufficient outdoor enjoyment. The proposed property would equally provide outdoor amenity space for the proposed property in accordance with Neighbourhood Plan Policy HDQ6.

6.12 Given the infill nature of the development there would be no adverse harm upon amenity in terms of the development being overbearing or adversely prominent to 14 Finch Gardens due to the continuation of the existing building line.

This siting also ensures that there would be no harmful impacts upon daylight or sunlight with shade falling across the side elevation of this neighbour and across the front garden, rather than principle rooms or garden space. The south facing rear gardens to 22 Osprey Gardens and 14 Finch Gardens would be unaffected.

- 6.13 The neighbouring properties would receive some disturbance during construction works but this would be over a short duration and therefore not be adversely harmful.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

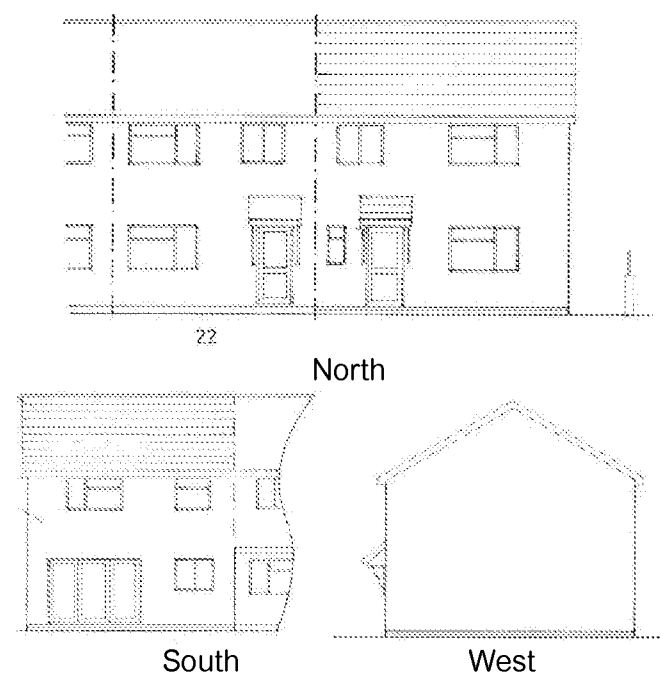
- 6.14 The development will ensure that required standards of energy efficiency are met as set by Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use. The proposal would therefore be energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

- 6.15 The proposed development would accommodate the needs of future occupants. The development does not include public space therefore this aspect of the criteria is not relevant.

Figure 4: Proposed elevations



6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

- 6.16 The property is provided with fenestration that would provide for natural surveillance across the clearly defined public and private areas of the site. The property would also be constructed with appropriate security fixtures to secure the building itself. Criteria 6 is therefore met.

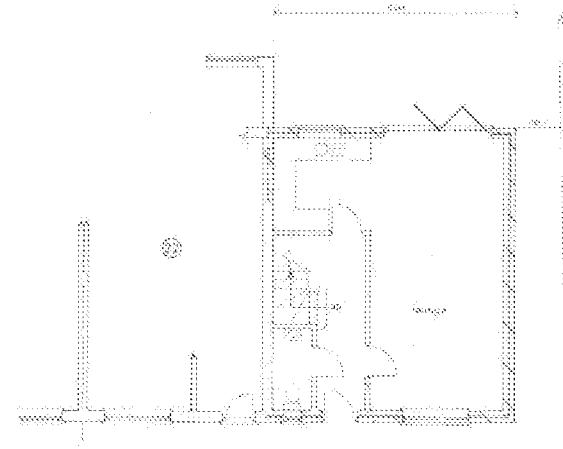
7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

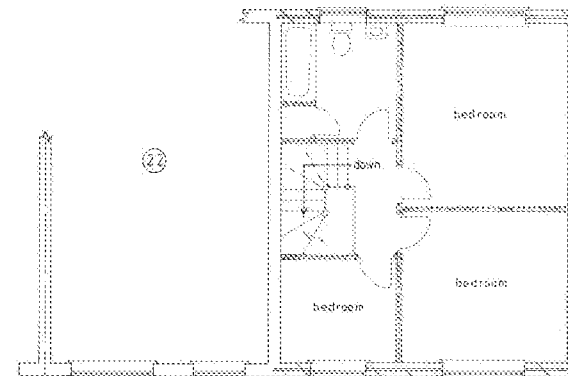
- 6.17 The proposed site does contain some modest planting however this does not notably contribute to the character of the area. Furthermore the site is not within any designated character area nor a conservation area therefore this vegetation could be removed at any time. However the

resultant garden would also be landscaped enabling the site to contribute to the area and to biodiversity gains.

Figure 5: Proposed Floor plans



Ground Floor Plan



First Floor Plan

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

- 6.18 The orientation of the site is prefixed and would have the front elevation facing north, giving a south facing rear garden. The design throughout however does seek to maximise natural light within internal spaces through the positioning and size of the fenestration. This would also contribute to internal heating but not result in excessive internal temperatures.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.19 The development is for a single property only which would have a contribution to the street scene but would not be providing for any public realm features.

10. Layout – movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

- 6.20 The property would be provided with its own parking and pedestrian access to ensure that the property can provide for off-site parking. The proposal could also provide for on-site cycle parking.

11. Layout – legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

- 6.21 The proposed development is specifically designed to provide a property that continues the scale and appearance of the existing street scene. This is achieved by not providing focal points or distinctive embellishments and by making use of matching materials. However, to ensure that the property remains legible, the site will be appropriately landscaped to ensure that visitors can identify with the public and private areas of the plot, for instance with a

clearly main entrance from both the highway and into the property.

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

- 6.22 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

- 6.23 The development seeks to make efficient use of land and, reuse an area otherwise given over as garden with this plot having an extended curtilage compared to other properties in the vicinity. With only one property proposed, the proposal achieves a density that respects the character of

the area and would not result in any overdevelopment of the site nor a cramped appearance in the street scene. The density would sit commensurate with the locality.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 6.24 Matters regarding scale and massing have been addressed in relation to criteria 1.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.25 The Arun Design Guide was adopted as a Supplementary Planning Document on the 25th January 2021. This provides generic design guidance and with reference to infill development, Part P.OI requires development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality development which enhances amenity for surrounding and new residents. It is therefore appropriate to respond to this section of the design Guide only.

- 6.26 Section P.01 sets out a number of requirements for infill

development, whether this be to fill gaps in a street scene or form backland development. In accordance with the guidance, the site is located within an existing built-up area with the proposed plot forming an appropriate design response. The proposal would emulate the established pattern of built form in terms of plot size, siting and building lines and thus will positively relate to the character of the area. The development would not result in over-development or over intensification of the site and creates a positive balance between the benefits of more efficient use of land whilst retaining appropriate frontages and preserving the character of the area.

6.27 The Design Guide additionally requires new development to emulate existing built form which in this instance, matters such as height, scale and massing as well as materials, architectural details, fenestration and boundary treatments reflect the existing form in Osprey Gardens and Finch Gardens as a wider estate. There is also opportunity for planning conditions to secure use of complementary materials to the character of the area and landscaping detail should this be deemed necessary and reasonable.

6.28 Design guidance for infill plots seeks to avoid adverse impacts on the privacy, noise pollution and overshadowing of

existing or proposed dwellings. It has been demonstrated that appropriate amenity can be achieved for both existing and the proposed properties.

6.29 The guidance identifies that some infill plots may support habitats of high ecological value or serve as public amenity space. The site at Osprey Gardens does not hold such amenity value that would prevent its development.

6.30 Finally, whilst the site does contribute to the character of the area, a plot can be achieved that still retains space to the street scene with the proposal not intruding beyond the building line set by 22 Osprey Gardens. Notably the layout would also secure the retention of an open plan frontage commensurate with the character of the area. The proposal accords with guidance set out within the Arun Design Guide 2021.

Natural Environment

6.31 The NPPF requires that local planning authorities preserve and enhance biodiversity and that new development adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) requires that new

development seeks to achieve a net gain in biodiversity and protects existing habitats and protected species on site.

6.32 The site is not located within any area designated for its ecological interest however it is acknowledged to be in a rural location and has potential for providing a suitable habitat for protected species. The proposed development would not result in the demolition of any buildings that are likely to accommodate any protected species and whilst the site would result in new built form, this can be achieved whilst being sensitive to the natural environment. Notwithstanding this, the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.

6.33 The final development would also be landscaped to further contribute towards biodiversity gains and the local landscape character. There is no conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity.

6.34 The site sits within an area that is at low risk from fluvial flooding and very low risk from pluvial flooding. Any drainage can be appropriately addressed through a

sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

6.35 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a single dwelling and a connection would be agreed with the local water authority under the Water Industry Act 1981.

7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T SP1 (Transport and Development) and Neighbourhood Plan Policy HDQ8 (Car Parking) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 7.2 The development is a traffic generating use however the creation of a single additional property in this location would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway.
- 7.3 The proposed dwelling would retain an existing parking space which benefits from a dropped kerb to the public highway to provide for off street parking. Whilst access to a garage would be lost, the development would provide a new parking space for the existing property of 22 Osprey Gardens by giving over part of the front garden for this purpose. The site is also in an area with unrestricted on street parking.
- 7.4 The parking provision would be reflective of the existing position and designed to ensure that space is available for the manoeuvring of vehicles and would have appropriate visibility onto the public highway to ensure that highway safety would not be compromised. The driveway would be laid to

hardstanding to provide for on-site parking which is wholly contained within the planning unit. This area is to be retained for parking in perpetuity and would meet the needs of the occupiers and their visitors.

- 7.5 Within the site, the resultant dwelling would be provided with space for cycle storage to ensure encouragement is given to use alternatives to the car. The site is within proximity to local services and facilities such as surgeries, schools shops and employment areas and given the location, is served by public transport. This ensures that the occupants are not solely reliant upon private vehicles despite there being a shortfall of one space per unit against the Neighbourhood Plan.

8.0 INFRASTRUCTURE

- 8.1 The Local Plan is concerned with the infrastructure requirements of new developments. The provision of an additional dwelling at this site would not add significantly to the demand for local infrastructure services. As set out within the NPPF, the development would also not qualify for affordable housing. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 Planning permission is sought for the erection of a modest sized, three-bedroom property on land which already benefits from an extant residential use as part of the extended garden to 22 Osprey Gardens. The site is positioned between existing residential properties and therefore the development would form a logical infill plot within a street frontage, making efficient use of the land.
- 9.2 The design of the property is sensitive to the setting of the street scene and its relationship to the surrounding residential estate. In this regard, the proposed property would continue existing building lines to the front and rear of the dwelling and also continue the ridge line. The design would be informed by its surroundings, with minimal embellishments and use would be made of matching materials.
- 9.3 The site is located within the built-up area of Bognor Regis where development and redevelopment is encouraged to make efficient use of land. The proposal can also be brought forward in the short term and is therefore to be considered a deliverable form of windfall development. The site also has a good relationship to the local services and facilities ensuring that the site is accessible.

- 9.4 The development would importantly provide a modest contribution towards the local housing stock where the Council is unable to demonstrate a five year housing land supply. In accordance with the NPPF (paragraph 11), where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protected areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.5 In applying Paragraph 11, the site has no relationship to any protected sites or assets. The proposal would simply make a small contribution towards the local housing supply with provision of a windfall property and accord with the objectives of sustainable development. No other conflicts have been identified with remaining policies of the development plan which are considered to still align with the NPPF.
- 9.6 With the proposal respecting the character and appearance of the area, providing for residential amenity and causing no adverse harm to highway safety, such compliance with other main policies should be afforded significant weight in the planning balance. It is therefore concluded that in accordance

with paragraph 11, the application of policies in the Framework when taken as a whole are not considered to provide a clear reason to refuse permission. The presumption in favour of development should therefore apply.

- 9.7 This Statement has set out that there would be no harm to the landscape character of the site, highway safety or the countryside location. It is concluded that the proposal complies with the elements of sustainable development and therefore complies with the NPPF and the relevant policies contained within the adopted Development Plan.