

Land Rear of 111 North Bersted Street,
North Bersted, Bognor Regis

Demolition of storage buildings
and erection of 1no 3bed Cottage



Planning, Heritage and Design & Access
Statement

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Site Location

- The proposed siting for the proposed cottage is located within the defined built up area. As a direct consequence there is a presumption in favour of its development.
- Bersted Conservation Area lies a short distance to the southeast.
- North Bersted Street is residential in character. The application site is bounded by residential properties along North Bersted Street to the south east.
- North Bersted was a small village settlement but now its environ includes two nearby public houses and two convenience stores. Within a very short walking distance, excellent travel connections exist - bus route along the A259. Also within walking or cycling distance are schools, doctors surgery and a range of local shops and post offices. A new primary school is located on the Site 6 site – and is within a 5 minute walk of the application site.

Assessment of physical context

- The site comprises part of a large area of land that has historically been used for commercial purposes – originally as a works and over the last 20 or so years for storage purposes. As a result the land comprises ‘Previously Developed Land’.
- The site has a backland position but this is not uncharacteristic of the area – a historical example being a short distance to the south – 99 North Bersted Street - a non-designated Heritage Asset.
- In the last ten years there is also the recently constructed dwelling to the south, rear of 81 to 83 North Bersted Street, known as Blackberry House. This house was permitted under planning permission BE/135/07 with subsequent amendments under BE/29/10.
- A short distance to the north of Blackberry House is the plot for a permitted dwelling. This was permitted under planning permission BE/91/12 and amended under BE/53/15/PL and BE/64/17/PL.
- Immediately to the west of the site for this current proposal there is a bungalow under construction [nearing completion] which was permitted under BE/133/16/PL.
- The latter two cases have a direct relationship to the application proposal and it is therefore necessary to understand the approach adopted by the LPA in granting that permission. This is set out in the next section, under planning context.

Social/economic context and planning context.

- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within the defined BUA boundary for North Bersted – wherein a presumption in favour of development exists.
- The site also lies outside the Conservation Area boundary.
- As set out above, planning permission BE/91/12 is of direct relevance to this current proposal. In that scheme the Conservation Officer considered the scheme to *“reflect the character of the locality as it attempts to appear as a structure associated with the countryside”*.
- In the committee report under ‘Principle’ officers stated: *“The site is within the built up area boundary and abuts a Conservation Area. Therefore, development is acceptable in principle, subject to normal development control criteria and being sensitive to the surrounding character.”*
- The next section of the Officer Report to Committee dealt with ‘Design and Visual Amenity’ and I repeat that section in full below due to its direct relevance to this proposal:

“The site is currently a paddock with stabling. The revised application proposes to construct a single storey dwelling with parking and bin storage. The site is well screened with hedgerow and the proposal overcomes the previous objections. The height will not impinge on views across the field to Site 6 and the design is rustic in the use of materials with oak weather boarding to clad the dwelling and slate roofing. The siting is close to the existing dwellings and not in isolation. These are traditional materials in keeping with the the rural setting. On the opposite side of Berry Lane, is the public open space area for Site 6 designed to complement the rural nature of Berry Lane. The single storey nature of the proposal is not considered to conflict with views of the open space.

Policy AREA 2 Conservation Areas & Effects on the Setting of the Conservation Area This policy states that planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

The site is adjacent to the North Bersted Conservation Area. The conservation area is built around the surrounding farm land and this relationship is recognised as its historic connection worthy of preservation. This site is on the edge of the farmland and Berry Lane by its very rural nature is part of this historic context. The proposed development has been designed to appear as a rustic rural building with

timber cladding and slate roof and is single storey such as a converted barn/stable. It is therefore considered that the proposal is in keeping with the character of the area and blends into the Conservation Area. The Conservation Officer supports the application subject to a materials and joinery condition being imposed."

- The Officers then concluded: *"The design is in character with the rural area and being single storey it will visually blend into the character of the area and setting of the Conservation Area. Therefore it is recommended that the application is approved".*
- In respect of planning permission BE/133/16/PL for a dwelling rear of 95-99 NBS, pre-application advice was that *"were an application for planning permission to be submitted that it would likely be recommended for refusal on the grounds that the dwelling would be sited in an isolated location out of character with the prevailing form of development along North Bersted Street."*
- However when considering the planning application the Officer Report states:
The application site is partly inside and partly outside of the built up area boundary (BUAB) as defined by adopted Local Plan, emerging Local Plan and also the Bersted Neighbourhood Plan. The site of the house is within the BUAB whilst the remaining land to the north is outside.
As such, the siting of the dwelling is considered to be acceptable in principle subject to normal development control criteria which in this case includes agricultural land, impact on heritage assets, character, residential amenity, ecology, space standards, highway safety and parking. It is also noted that the National Planning Policy Framework (NPPF) supports the effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.
- On the matter of the backland siting the officer report continued:
Although the proposal essentially seeks to introduce new development on land to the rear of existing houses and is therefore a form of backland development, regard should be had to the character of the wider area on this side of North Bersted Street. Although the majority of dwellings front onto North Bersted Street, there are many that are set back from it (such as Blackberry House, no. 99 and no. 105). Furthermore, permission has been granted for a new dwelling just southwest of the site on land to the rear of 85-91 North Bersted Street and there are other buildings within the landscape which are located

back from the street. The proposal is a single storey building with a simple rural appearance and as such will have limited visibility within the landscape.

- Added to these findings is the fact that the LPA no longer has a five year supply of housing. Accordingly all planning policies relating to housing supply must be considered to be out of date. Moreover there is a presumption of granting planning permission unless the harm arising is so substantial.
- On the issue of 'Design' whilst the dwelling would be set well back from existing development, the fact is planning permission BE/91/12 and others cited above have established the principle of housing being built this far back from North Bersted Street. Accordingly, any objection on this basis would be wholly unsustainable.

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and in particular the site relationship with the newly constructed house to the south east and the fact that it is located on the edge of the BUA and thus marking a transition point between urban and rural – hence the choice of a cottage style dwelling which seeks to reflect the style of some of the properties within the conservation area.
- Whilst the other backland sites that have been permitted were not previously developed, in this case there are a large grouping of buildings with an overall coverage of some 393 sq m. the proposed cottage, whilst being 1½ stories in height occupies a substantially reduced footprint of just 130 sq m.

Design Principles

- Having regard to the advice contained within the Framework and the PPG it is considered that a design response, which incorporates the characteristics of traditional dwellings within the conservation area and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.
- In particular, it is considered that the site reads more as a transition point between the countryside beyond and the compact frontage development in the

conservation area. For this reason, a cottage style design approach is considered appropriate.

Heritage Impact Assessment

- Two issues arise from this application. The effect on the character and appearance of the Conservation Area and on nearby listed Buildings.
- Having regard to the distance of the proposed dwelling away from the conservation area it is not considered that there is any adverse impact on the setting of the listed buildings.
- As to the conservation area the proposed dwelling is some distance away and the dwelling will be single storey and designed in the style of a traditional cottage. Quality materials will also be used. Accordingly, it is not considered that there will be any adverse impact on the conservation area.
- The removal of the large extant of poorly designed buildings will result in a visual improvement as well as increase the openness to the fringe of the Conservation Area.

Amount of development

- A single, 1 ½ storied, three bedroomed cottage style dwelling is proposed.

Layout

- The location of the site acting as a transition between compact frontage development in the conservation area and the countryside beyond requires a sensitive response in terms of building design to ensure that any proposed development has a satisfactory relationship with its surroundings. This has been achieved with careful attention to the design of building and its siting along with the removal of the large expanse of storage buildings.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site, in accordance with current national and local planning policies.

Scale

- The dwelling will be a single 1½ storied building.

Landscaping

- The existing hedgerows and trees on the boundaries are to be retained.
- No trees are directly affected by the house or parking area but there is one multi stemmed tree is nearby and a Tree Impact/Protection Plan is provided in

the form of Drawing 8.

Appearance

- The new dwelling will have a brick ground floor and the part first floor being a timber frame with white painted render infill sections. The lower northern element will be clad in oak in order to provide a clear visual break and thereby reduce perceived bulk.
- The roof will be finished with plain clay tiles. The continuity of architectural style will tie the development together.

Access

- The submitted block plan indicates the location of the dwelling, access and routes within the site. All other areas will be open spaces for use by the occupiers of the property and there is sufficient room for provision to be made for the secure parking of cycles.
- The parking and turning areas for the new unit will be laid with a fixed material in order to ensure access by all persons, regardless of their level of mobility. The use of a material such as brick paviours.
- The drive will utilise the existing access to the storage buildings which is to the north of 111 North Bested Street.
- There is ample room to the east of the building to enable a fire appliance to turn on site.

Bin storage statement

- The unit will be provided with a combined cycle bin store.
- The bin storage area will be able to accommodate 2no wheelie bins. One for general rubbish, the other for recycling.
- Details of location of the bin storage area are to be conditioned. At times of bin collections, the bins would be moved to the end of the driveway.