

Mr N Crowther
Head of Planning
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

16 January 2018

Dear Mr Crowther,

Planning Permission BE/138/16/OUT
Application for Approval of Reserved Matters and condition 5
Lane r/o 19 - 23 Greencourt Drive, Bognor Regis.

I have pleasure in enclosing my client's application for the above. If you require any further information please do not hesitate to contact me.

Yours sincerely,

Elizabeth Lawrence

Chartered Town Planner

Elizabeth Lawrence Ltd
Woodend, Water Lane, Storrington, West Sussex, RH20 3LY

Site Context/Background

The Appeal site is situated within a long established residential area in an accessible urban location. It is within easy walking and cycling distance of various local commercial and community facilities, bus stops and the strategic road network.

Within the local area is a diverse range of detached, semi-detached and terraced houses, detached and semi-detached bungalows and flats of various sizes, designs and ages. These are interspersed with public open spaces, recreational grounds, a school and various built community facilities. Whilst most developments front onto roads there are a number of "backland" developments, which add to the diversity of the locality.

In 2017 outline planning permission was granted for two number detached dwellings on the application site.

Whilst all matters were reserved and illustrative layout plan was submitted which showed the access to the site and the approximate siting of the proposed dwellings.

The Proposal

The current reserved matters proposal reflects the illustrative layout and includes two number detached bungalows which are visually uncluttered and modest in form and size. Ample on-site parking is shown to the front of the dwellings and the access drive would be flanked by soft planting.

Planning policies and proposals

Most policies have been dealt with at the outline application stage. However, the following policies deal specifically with detailed design and so are relevant to the proposal.

The National Planning Policy Framework (NPPF)

In relation to design the NPPF states that new development should function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential of the site, create an appropriate mix of uses and reflect the identity of local surroundings, while not preventing or discouraging

appropriate innovation. Planning decision should not stifle innovation, originality or initiative.

Arun District Local Plan

Policy GEN7 relates to the form of new development, encouraging schemes displaying high quality design and layout. It states that development will be permitted provided it (in brief):

- Makes efficient use of land or buildings, achieving densities of at least 30 dwellings per hectare;
- Responds positively to the identified characteristics and resources of the site and the area;
- Promotes sustainable development;
- Does not have an unacceptable adverse impact on the living conditions of existing residents;
- Takes account of any adverse impacts from adjoining land uses;
- Makes a material contribution to the local environment;
- Allows safe movement of pedestrians and vehicles, giving priority to pedestrians; and
- Provides adequate vehicle parking.
- High standards of design are expected.

Arun Local Plan 2011 – 2031 (Publication Version)

Policy D SP1 seeks a high quality in design. Policy D DM1 requires the best use to be made of land available reflecting upon the character of the site and its surroundings in terms of scale, mass, aspect, siting, layout, density, materials, design and landscaping. Schemes should have minimal impact on existing living conditions and embrace innovative design. Buildings should be adaptable and secure. Regarding density, new development should make efficient use of sites, provide a mix of dwelling types and maintain the character of the area. Higher densities are encouraged in accessible locations and the scale of development should be within the general confines of the overall character of the area.

Bersted Neighbourhood Plan 2014 - 2029

Policy HDQ7 requires design to be of a high quality and HDQ10 requires development to reinforce the character of the parish. Policy ES1 requires new development to contribute to local character by creating a sense of place appropriate to its location.

Access

The proposed access is shown on the submitted layout plan. In effect it is the existing access which formerly served a catering business. The applicant owns the dwellings on either side of the access and so has full control over the visibility splays.

The access itself will be four metres in width and finished in porous black tarmac. The four parking spaces and turning area will be similarly finished. The

access will be bordered by areas of lawn with occasional trees, with modest canopy widths.

Site Layout

The proposal adheres to the layout shown on the drawing submitted with the outline application. No concerns were raised to this layout by the Appeal Inspector.

Scale

The site extends to some 695m².

The proposal is for two modest sized bungalows with fully hipped roofs. One would have a floor area of 70 m² and the other would have a floor area of 74m².

Appearance

The proposed bungalows are modest in scale, form and appearance and will be largely screened from the street scene.

Materials

The proposed materials are set out in the application form.

Refuse, recycling and cycle storage

Details are shown on the submitted site plan.

Landscaping

Details are shown on the submitted site plan. The fencing around the site will comprise a two metre high close boarded fence, with clear preservative applied before erection.

The planting within the gardens will be left for the future occupiers to choose. The three shrubs shown within the driveway will comprise Pittosporum. This is evergreen in the Southeast and can grow to about four metres if left unmanaged. It is commonly used for hedging as well as individual trees as it is easy to maintain and attractive to garden birds.