

Arun District Council
Arun Civic Centre
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

30 April 2019
Ref: BD/Let/P1549

Dear Sir / Madam

**RE: The Cottage, Shripney Road, Bognor – Reserved Matters
Submission following Planning Consent for:**

**BE/131/18/PL - Variation of conditions following the grant of
BE/63/17/OUT relating to conditions 3-approved plans, 6-distinguish
between the two phases of development so protective fencing for
whole site is not required for just Phase 1 & any fencing is
commensurate with phase of development being constructed, 7 -
Phase 1 can commence prior to construction of new vehicular access,
8-Phase 1 can commence prior to submission of plans & details
incorporating the recommendations of the Road Safety Audit, 9-winter
groundwater monitoring is only required for development on Phase 2,
10-refer to development on Phase 2 only as development on Phase 1
will not result in the discharge of any flows to watercourses or
culverting, diversion, infilling or obstruction of any watercourse on
site, 11-level of detail required regarding maintenance & management
of SuDS system is commensurate with the relevant phase of
development, 12-only refer to development on Phase 2, 14-SuDS
management manual is submitted to local planning authority prior to
construction of Phase 2 only, 15-Phase 1 can be occupied prior to
construction of pedestrian access footways/crossing points, 16-Phase
1 development can be occupied prior to provision of visibility splays at
proposed site vehicular access, 17- Phase 1 dwelling can be occupied
prior to required installation of electric vehicle charging points & 18-
allow development on Phase 1 to be occupied prior to implementation
of SuDS scheme for the whole development (Phase 1 & 2) & prior to
provision of as-built drawings & completion report.**

This letter has been prepared on behalf of our clients, Castle Property
Developments, in support of a Reserved Matters application pursuant to the
previously approved Outline application for 21 houses and flats at The
Cottage, Shripney Road, Bognor, and the subsequent Variation of

Directors

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BE/63/17/OUT, approved 18 January 2018. This Outline consent for 21 dwellings has established the principle of development on the site.

BE/131/18/OUT, approved 29 April 2019. This application varied a number of conditions on the original outline consent to allow for a phased approach to development. The most relevant condition (Condition 1) to this Reserved Matters application is as follows:

The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

As stated earlier in this letter, this Reserved Matters application seeks approval for just part of the outline consent, relating solely to the 3 bed replacement dwelling at the southern end of the site (phase 1). The application therefore provides details of the layout, scale, appearance and landscaping specifically for the replacement dwelling, in accordance with Condition 1 of BE/131/18/OUT.

The Proposal

This application seeks to provide details of the Reserved Matters (Layout, Scale, Appearance and Landscaping) in relation to the proposed replacement dwelling at the southern end of the site, approved under planning ref: **BE/63/17/OUT** and **BE/131/18/PL**.

The replacement dwelling is a detached, three bedroom chalet bungalow with a pitched roof with gable ends to the east and west elevations, and a projecting ground floor dining area with a balcony above on the front (west) elevation. The dwelling would be constructed of render and tile.

The dwelling sits in a spacious plot, set back a significant distance from Shripney Road, with a generous garden to the rear. At the front (west) of the property is a long driveway with parking space for 4 vehicles, 2 of which are located within an open sided car barn with a pitched roof.

Policy Overview

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Development Plan comprises the Arun Local Plan (2018). The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and Supplementary Planning Guidance are material considerations.

This section considers how the proposed development complies with both National and Local Planning Policy.

National Planning Policy Framework (NPPF 2019)

Section 7 of the Framework is of most relevance to this Reserved Matters application and confirms the importance of good design in sustainable development.

Paragraph 124 states that “good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.”

Paragraph 127 supports new development schemes that are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

National Planning Practice Guidance (PPG)

The national Planning Practice Guidance provides further interpretation and direction in relation to the policies within the Framework, and reinforces the presumption in favour of sustainable development.

Arun Local Plan 2018

The recently adopted Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The following policies in the Local Plan are considered relevant to this application:

Policy D SP1 Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. This policy is further supported by **Policy D DM1 Aspects of Form and Design Quality**.

Bersted Neighbourhood Plan 2014-2029

The policy most relevant to this Reserved Matters application is **Policy ES1: Design of New Development** which states the following:

'New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location.'

Planning Appraisal

The principal issues and reserved matters in relation to this proposal are as follows:

- **Principle of Development**
- **Layout, Scale and Appearance**
- **Landscaping**

Principle of Development

The principle of development was established by the granting of outline planning permission **BE/63/17/OUT** in January 2018. The development proposed for this Reserved Matters application is fully concordant with this outline permission.

Layout, Scale and Appearance

The proposed dwelling is a detached, three bedroom chalet bungalow of a high quality, traditional design, with a pitched roof with gable ends, and a projecting ground floor dining area with a balcony above on the front (west) elevation. The dwelling would be constructed of render and tile.

The internal space of the new dwelling is in excess of the minimum space requirements set out in the Nationally Described Space Standards (DCLG 2015).

The dwelling sits in a spacious plot, set back a significant distance from Shripney Road, with a generous garden to the rear. At the front (west) of the property is a long driveway with parking space for 4 vehicles. 2 of these parking spaces are located within an open sided car barn with a pitched roof.

The site is accessed from Shripney Road and the details of this access have already been approved under the outline planning permission.

The scale and appearance of the dwelling is sympathetic to the character of the surrounding area which generally comprises detached chalet bungalows and two-storey dwellings sitting in spacious plots.

Given the spaciousness of the plots for both this site and the neighbouring property to the south, and having regard to the location of the proposed chalet bungalow and its distance from the southern boundary, the proposed dwelling would have no harmful impacts on the amenities of the neighbouring property in respect of outlook, light and privacy. There is also a significant degree of vegetation on the southern boundary that would screen the proposed bungalow.

Landscaping

As shown in the accompanying landscaping plan (drawing no 005), all the existing trees on the site to which this reserved matters application relates will be retained. However, some of the vegetation on the southern boundary immediately adjacent to the proposed dwelling will be removed. A number of new trees will be planted around the site as shown on the landscaping plan.

The northern boundary of the site will comprise a new 1.8m high fence as well as retention of the existing hedge line and additional planting along the boundary where necessary. The hedge line to the south and east will also be retained and supplemented.

Conclusion

This reserved matters application, which relates solely to the land to the south of the public footpath and shown in red on the accompanying drawings, is in line with the approved outline application BE/63/17/OUT and the subsequently approved variation of condition application BE/131/18/PL.

As set out in this letter, the details submitted under the Reserved Matters of layout, scale, appearance and landscaping concord with national and local planning policy requirements and guidance.

The scale, layout and appearance of the proposed dwelling is sympathetic to the character of the surrounding area which generally comprises detached chalet bungalows and two-storey dwellings in spacious plots.

The Council is therefore respectfully requested to grant planning permission for this Reserved Matters application.

If you have any further queries or require further information please contact me on [REDACTED]

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director