

Land Rear of Blackberry House, Berry Lane,
off North Bersted Street,
North Bersted

Proposed Dwelling -
Amendments to planning permission
BE/53/15/PL

Design & Access Statement

Introduction

Scheme 1

- Planning application BE/113/11 was submitted on 5th September 2011 and was for a single dwelling. The design sort to reflect that of a large agricultural barn, due to the location of the property to the rear of frontage development and with paddocks behind.
- The application was refused on 11th November 2011 for the following reasons:
 - *The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing built and natural environment of the locality and it neither preserves nor enhances the setting of the Conservation Area. It therefore conflicts with policies GEN7, AREA2 of the Arun District Local Plan.*
 - *The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18th August 2010.*

Scheme 2

- An amended scheme was then submitted and registered under BE/91/12.
- The stabling and attached garage were deleted from this scheme.
- The proposed dwelling was all single storey and sought to resemble a range of rural outbuildings.
- The buildings would be finished in oak weatherboarding and have a slate roof.
- It was also sited further away [11.5m] from the southern boundary with Berry

Lane and the substantial hedgerows will mean that only glimpse of the new build will be possible.

- Planning permission was granted on 19 October 2012.

Scheme 3

- A further amended scheme was then submitted and registered under BE/53/15.
- This scheme sought to push the site much further into the site in order to ensure that it had no impact on users of Berry Lane. It will now be in the region of 30m from the Berry Lane boundary.
- The design was identical to that permitted in 2012.
- The other significant change was that it was no longer proposed to share the access with the newly built house to the south. This eliminates the long access drive running parallel with Berry Lane. Instead it is proposed to utilise the existing access that currently provides access to the stables and paddock.
- Planning permission was granted on 1 July 2015.
- This planning permission remains extant.

This Amended Scheme 4

- This scheme proposes only minor changes to the 2015 planning permission.
- A small extension has been added to the kitchen to provide a utility room
- A number of conservation style rooflights and 2 sunlight tubes have been added to provide additional natural lighting.
- A wood burning stove has been added and its flue is also shown.

Site Location

- The site is located within the defined built up area. As a direct consequence there is a presumption in favour of its development.
- North Bersted Street is residential in character. The application site is bounded by residential properties along North Bersted Street to the south east.
- North Bested 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. Land for a school and health site is reserved on the Site 6 site – both would be within 200m of the application site.

Assessment of physical context

- The site comprises the southern part of a larger horse paddock.

It has a backland position but this is not uncharacteristic of the area – an

example being a short distance to the northeast, as well as the newly constructed house to the south east.

- To the south east, fronting onto North Bersted Street are a pair of traditional C19 cottages.
- Their back gardens demark the limit of the North Bersted Conservation Area.
- To the south west and set at a slightly lower level is a track that is also a public right of way. To the other side of this lies the major development area known as Site 6.
- Immediately to the south east is a house which has been built by the applicant as a self-build. This house was permitted under planning permission BE/135/07 with subsequent amendments under BE/29/10.

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, but abuts, the Conservation Area boundary.

Involvement of local interests

- None

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 single storey ‘barn’ style dwelling.

Design Principles

- Having regard to the advice contained within the PPS it is considered that a design response, which incorporates the characteristics of farm buildings, 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 'barn' style design approach is considered appropriate.

Amount of development

- A single, three bedroomed barn 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.
- 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 storied building.

Landscaping

- The existing hedgerows and trees on the boundaries are to be retained where possible with additional planting and/or boundary fencing to all boundaries to screen views.

Appearance

- The new dwelling will have oak weatherboarding clad walls throughout the building.
- The roof will be finished with slate. 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 properties and there is sufficient room for provision to be made for the secure parking of cycles.
- The drive and parking 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 will ensure that the noise associated with the existing gravel drive is removed – this will improve the amenities for neighbours.

- The drive will share the permitted access to the new house off Berry Lane. Berry Lane itself has been used as the access track to the paddocks which the applicants have used for the last 20 years. There will be no material increase in use of this drive (the owners use the drive on a continual basis to reach their horse paddocks) and therefore no material harm to neighbours amenities nor to highway safety will arise.
- In terms of access to the transport network it is confirmed that a good bus service runs along the main road A259.
- Parking for the unit is provided by way of surface parking to the front of the dwelling.

Bin storage statement

- The unit will be provided with a combined cycle bin store.
- The bin store element will be able to hold 2no wheelie bins. One for general rubbish, the other for recycling.
- Details of location and design to be a condition on any consent.

Affordable Housing statement

- A s106 agreement has been entered and cheque has been paid in connection with BE/91/12.
- Following the Ministerial Statement on 28 November 2014 by Brandon Lewis, there is no longer a requirement for AH contributions for small scale sites of 10 units or less.

Foul and Surface Water Statement

- Foul will be connected to the existing mains in the road.
- Surface water run-off from roofs will be disposed via soakaways.
- All hardsurfacing will be porous.

Flood Risk Assessment

- The site is wholly within Flood Zone 1. Accordingly, there is no flood risk.

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