

**Planning, Design and Access Statement
to accompany Planning Application
for**

1no 2bed attached house

At
1 Finch Gardens
North Bersted
Bognor Regis
West Sussex
PO21 5QN



*Stephen Jupp, MRTPI,
Chartered Town Planner
June 2018*

1.0 ASSESSMENT OF CONTEXT

- 1.1. Stephen Jupp MRTPI have been appointed by a private client, Ms K Wesson, and this statement is prepared as part of an application for planning permission for *"1no 2bed attached house"* on land at 1 Finch Gardens, North Bersted.
- 1.2. The client currently owns 1 Finch Gardens – a semi-detached house which is located at the junction with Woodlands Road. The applicant owns the grassed area between the footway the existing side wall/garage.



- 1.3. The site is considered to be suitable to accommodate an attached dwelling, due to the size of the side garden and the recent planning permissions in the locality for similar proposals. The proposed dwelling reflects the size and design of the existing property.

Context

- 1.4. The existing dwelling is a semi-detached house located on the north side of Finch Gardens at its junction with Woodlands Road, which provides the western boundary to the property.

- 1.5. It is located within the built up area boundary. This area of North Bersted is characterised by semi-detached and terraced houses. The property is not within any conservation area and is not listed, nor are there any listed building, or non-designated heritage assets in the immediate vicinity.

2. DESIGN

2.1. Amount

The Planning Application is for the erection of an attached 2 bed 3 person house.

2.2. Layout

The site layout proposes an attached dwelling in the style of a two storey side extension. Rear access to the garden of the existing property will be provided.

2.3. Use

The attached dwelling will be used as a home providing a 2 bed, 3 person, house.

2.4. Scale

It is proposed to erect an attached dwelling to the side of the existing house. This will be located on the west elevation facing towards Woodlands Road. Eaves and ridge levels would be the same as the existing dwelling. The roof would be gabled at the side and roof pitches would be the same as the existing dwelling. Materials are indicated to be concrete tiles and face brickwork to match existing as closely as possible. A streetscene is provided as a reduced version is shown below to demonstrate its acceptability in the street.



2.5. Landscaping

There will be no change to any hard and soft landscaping. The existing wall which defines the rear garden will be retained. The open space between this wall and the road – which is in the ownership of the applicant – will remain open in order to preserve the streetscene appearance.

2.6. Appearance

The local area is very urban and the proposed design is considered appropriate to its context.

Careful consideration has been given to the style of the building which is sympathetic to its surroundings through the use of materials, form and size.

3.0. Planning Policy

The Framework

- 3.1 The NPPF was published in March 2012 and is a key part of the Government reforms to make the planning system less complex and more accessible. It provides a “*framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities*” (Paragraph 1). The main aims are to protect the environment and to promote sustainable development
- 3.2 Framework makes reference to presumption in favour of sustainable development (paragraph 14 and 15). Where the development plan is absent, Local Authorities should grant permission unless; impacts significantly outweigh the benefits when assessed against the Framework, or specific Framework policies indicate that development should be restricted. This is to ensure that development which is sustainable can be approved without delay.
- 3.3 In terms of housing, (paragraph 49) relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.4 The Framework recognises that the provision of new homes through unidentified ‘windfall’ sites can play a useful and important role in contributing to a Council’s overall housing supply.
- 3.5 It is common ground that the LPA do not have a five year supply of housing.
- 3.6 From the above findings it is clear that all planning policies pertaining to the supply of housing must be considered out-of-date [Framework, para 49].
- 3.7 This means, unless material considerations indicate otherwise, that **planning permission should be granted:**

*‘unless any adverse impacts of doing **so would significantly and demonstrably** outweigh the benefits, when assessed against the Framework as a whole; or specific policies in this Framework indicate development should be restricted.’ [my emphasis]*

For the purposes of this application, those are the tests that the decision maker must apply.

Local Planning Policy

- 3.8 The Arun District Local plan was adopted in April 2003. This is the relevant Local Plan for development control purposes. The key saved policies of the adopted Local Plan are briefly discussed below.
- 3.9 **Policies GEN1 Sustainability; GEN2 Built up Area Boundary; GEN4 Location and Travel Demand** seek to limit development to identified settlements and to promote the concept of sustainable developments. In my submissions, the site is within a defined settlement and is a “windfall” site within the major town of Bognor Regis. The proposal would result in a highly sustainable form of development in itself. The proposed development would improve the appearance of the site and the quality of the urban environment.
- 3.10 **Policy GEN5 Provision of New Residential Development** makes provision for 8,700 new dwellings during the Plan period 1996-2011. Net densities of at least 30 units per hectare are expected. The site is not allocated for residential development; but it does constitute a windfall opportunity, which should be developed as appropriate to its setting. This is achieved in a manner which respects its setting, nearby properties and its townscape context.
- 3.11 Under the provisions of **Policy GEN7 The Form of New Development**, planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area. Development will be permitted subject to meeting a range of criteria (8 in total).
- 3.12 In case of the development proposed, I submit that the proposed dwelling would be appropriately designed with particular regard to the constraints and opportunities presented by the site and its surroundings. The proposal relates satisfactorily in terms of its form and scale to existing development in the area both generally and in relation to the townscape of the immediate locality.
- 3.13 The proposal will not give rise to any demonstrable harm to interests of acknowledged importance but will provide much needed accommodation in a manner which will not detract from the visual quality of the area or adversely affect the amenities of neighbouring properties.
- 3.14 The site is well located in relation to shops, services and community facilities and would provide a safe and secure environment for its residents. Accordingly, it is my contention that the normal presumption of allowing development should prevail.
- 3.15 Under the provisions of **Policy GEN12 Partially and New Development**

the LPA will base its consideration of the need for on-site provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.

- 3.16 The site does not comprise open space nor does it comprise the intensive development of lower density plot. The site is within an area of no especial character and certainly is not within an area wherein the need is to preserve its special low-density character. Indeed, the local plan has not sought to provide the area with any special designations – such as special residential character area.
- 3.17 The proposal provides a high quality residential development situated within the defined built up area of North Bersted that respects the character of its surrounding context. Moreover, the visual appearance of the proposed attached bungalow is close to identical to that of the permitted side extension. In this respect, the proposal is considered to accord in full with the requirements of the Development Plan.

Emerging Local Plan

- 3.18 The Regulation 19 consultation of the Arun Local Plan 2011 – 2031 has finished and the document was submitted to the Secretary of State for examination in 2015 but that examination has now been deferred for a period of at least 2 years whilst the issue of housing supply is addressed. Although some very limited weight can be given to emerging policies, this depends on the extent of unresolved objections to policies and their consistency with the National Planning Policy Framework.
- 3.19 Policy SD SP1 outlines the council's commitment to reflect the presumption in favour of sustainable development as contained in the NPPF. Policy H DM1 seeks a mix of housing types and sizes, D DM1 requires a high standard of design in new development, D DM15 sets internal space standards and D DM16 covers external space standards.
- 3.20 The space standards for two storey dwellings are set out in Policy DM15. The proposed dwelling is a 2b3p unit. There is no standard for a 2b3p house, but the room sizes for a 2b4p house can be used as a guide and these standards are compared with what is proposed in the table below:

Room Type	Policy DM15	Proposed
Kitchen & Dining Area	12 sq m	12.4 sq m
Living Room	14.8 sq m	19.4 sq m
Front Bedroom	12 sq m	13.2 sq m
Rear Bedroom	12 sq m	12.1 sq m
Bathroom	4.4 sq m	6.0 sq m
Storage	2.5 sq m	2.5 sq m

- 3.21 The table above shows that the proposed dwelling satisfies all of the minimum room standards for a 2b4p dwelling. Accordingly, compliance with policy DM15 is achieved.
- 3.22 The private amenity area for property will be 40sq m. Policy DM 16 indicates that useable rear garden area for a 2-bedroom terraced property should be 50sq m. In this case the rear garden area is 40sq m which is 80% of the required amount and is similar to the size of existing properties in the locality, for example the rear garden at 6 Finch Gardens is identical at 40sq m. Accordingly, compliance with policy DM16 is achieved.

4 Local Examples

- 4.1 There are a number of examples in the locality where the LPA have permitted an additional unit onto the end of either a semi-detached property or a end of terrace property.

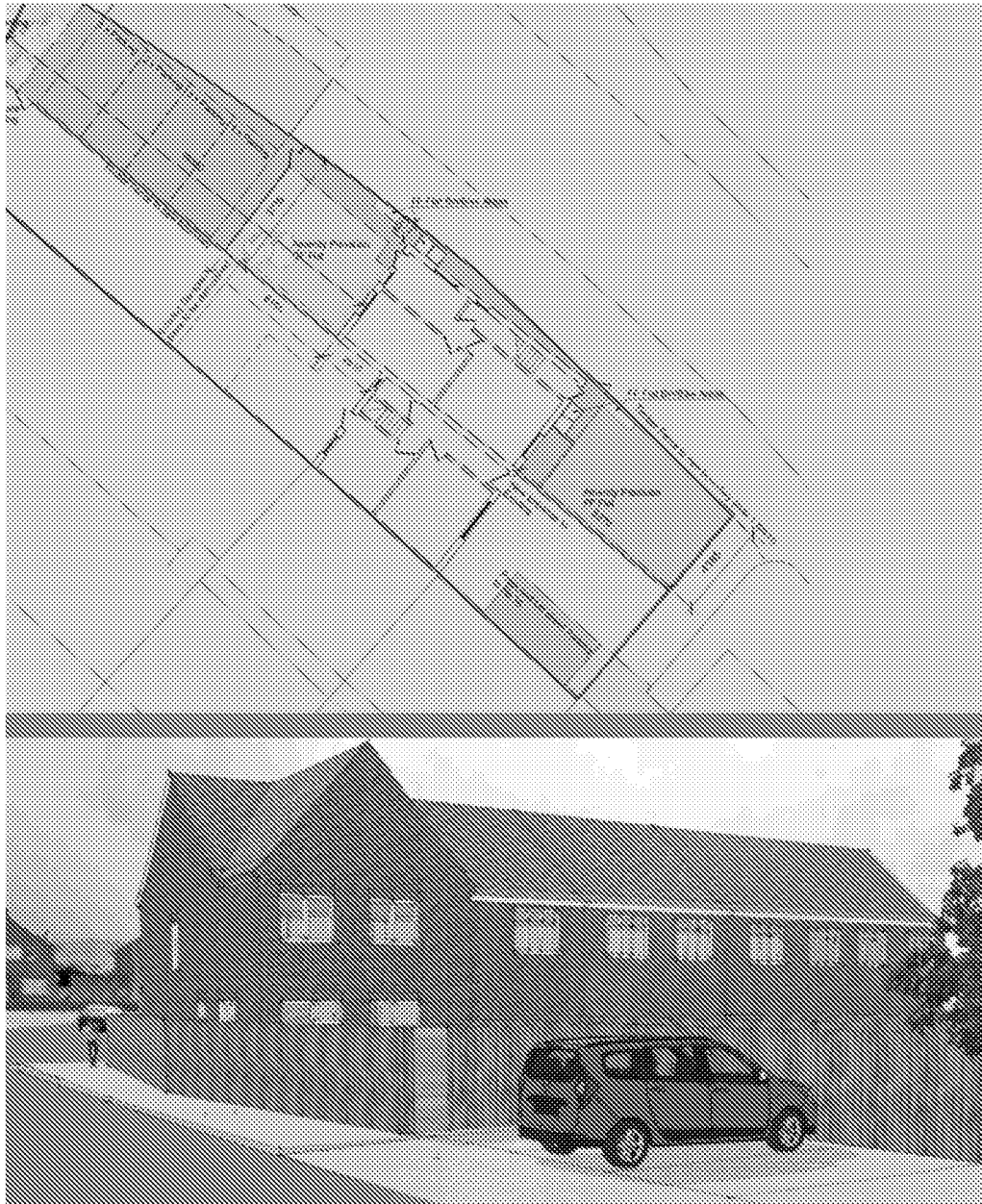
1 Cygnet Way – BE/119/15/PL

- 4.2 This example is a short distance to the south of the application site and the permitted site layout and front elevation are shown below. Its permitted garden area is 44 sq m although the garden area for the existing property was to be just 36 sq m. The overall GTA of this property was below the required standard in DM 15, but the actual individual room sizes complied with the standards set out in DM15 so the scheme was considered acceptable. This scheme is directly comparable to the current application and therefore this precedent should mean that the application at 1 Finch Gardens should be permitted.



36 Corbishley Road – BR/110/17/PL

- 4.3 This end of terrace property is side on to Corbishley Road and the permission is for a two storey dwelling comprising 2no flats with front gable projection up to the footpath. The permitted site layout and front elevation are shown below. The GTA of the ground floor flat would be 15% below the figure set out in policy DM 15 but officers considered it could be marketed as a 1 person occupancy.



- 4.4 This is a very prominent new build which officers considered would be compatible with its surroundings.

5 Conclusion

- 5.1 The design of the proposed attached dwelling has been designed so that it would integrate successfully into its immediate setting and wider context and assimilate the surrounding built development to make more efficient use of the land. Moreover, it reflects the approach taken in other similar cases which have been permitted by the LPA.
- 5.2 The scheme accords with all standard development control policies relating to the standard of new development.
- 5.3 Even if there were found to be a minimal degree of harm – which I contend there is not - it would be necessary to undertake a planning balancing exercise. In this regard the fact that there is less than a three year supply of housing must carry substantial weight and it is considered that any alleged adverse impacts cannot in this case be of such weight to justify outweighing the clear and substantial presumption in favour of granting planning permission as set out in the Framework.
- 5.4 Planning permission should therefore be forthcoming.

