

## **Planning Statement**

**In support of a planning application for the erection of 1 no. 3  
bedroom dwelling and associated parking**

**On land at 24 Ashurst Close, Bersted**

**On behalf of Mr A Symonds**

**Prepared By Dawn Appleton MRTPI**

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## **1. Introduction**

- 1.1 This planning statement has been prepared to support the planning application by Mr A Symonds for the erection of one no. three bedroom dwelling on land at 24 Ashurst Close, Bersted. It considers the planning history of the site, sets out the policy context applicable to this proposal and demonstrates how the proposed development now accords with its requirements. The application is accompanied by a completed S106 agreement and payment which contributes towards delivering measures to mitigate the harm from the additional recreational pressure from one new dwelling.

## **2. The Site and its Surroundings**

- 2.1 The site the subject of this application is located on the west side of Chalcraft Lane, just to the south of the junction of the B2259 Chichester Road. It comprises a long triangular piece of land of approximately 291 square metres which runs parallel with Chalcraft Lane, tapering to a point at the Chichester Road junction. Its southern boundary lies adjacent to Ashurst Close and access is available from the south-west corner across an existing shared driveway.



**Aerial view of the application site**

- 2.2 The site itself is bounded, on the road side, by a low wall with brick piers separating sections of vertical timber fencing. Within the site, the western boundary is delineated by panel fencing. There are no significant trees on the site apart from a group of fir trees which are located at the very northern end of the applicant's land, outside the fenced part of the site, where the land has the appearance of highway verge. There is a line of Leylandii trees to the west of the site on the southern boundary of the adjoining property.
- 2.3 To the west of the application site, at its southern end, lies a pair of two-storey semi-detached properties which are located at right angles to Ashurst Close with their principal elevations facing south-east. The land the subject of this application was formerly part of the garden to Number 24, however was sold away many years ago due to its poor relationship with the existing property which has its main private amenity space on its north-west side. These two properties form part of the wider development in Ashurst Close which comprises semi-detached and terraced dwellings on narrow plots.
- 2.4 Adjacent to the western boundary at its northern end lies Number 385 Chichester Road which is a single storey dwelling which has been extended to the boundary of the application site and has a conservatory on the rear. Its rear garden extends southwards, and as mentioned earlier, a row of Leylandii separates it from the application site.
- 2.5 The overall character of the area is one of fairly high density residential development which is predominantly two storey, with some single storey and chalet style dwellings interspersed. Around the junction with the Chichester Road there is more mixed development including a public house, church, convenience store and flat development.

### **3. Planning History**

- 3.1 Planning permission was refused in 2010 for the erection of two no. four bedroom semi-detached properties on the site (BE/48/10). The refusal reasons refer to the cramped form of development, overlooking, lack of adequate amenity area and insufficient parking. Two further applications in 2011 and 2013 were withdrawn (BE/110/11 and BE/112/12). These applications also sought permission for two dwellings on the site; the 2011 application was for two no. semi-detached dwellings and the 2013 application was for one no. dwelling and one no. apartment.

- 3.2 Having considered the planning history, this application presents a revised approach to the development of the site and now proposes just one dwelling. This report seeks to demonstrate how the proposal overcomes the previous concerns and now accords with Development Plan policy.

#### **4. The Application Proposal**

- 4.1 The application proposes the erection of a chalet style dwelling with the eaves level above ground floor window heads at a height of approximately 2.5 metres. The overall height of the building will be approximately 6.5 metres and accommodation with the roof space will be served by two dormer windows on the side elevation (east) which faces Chalcraft Lane and a single roof light on the west elevation above the stairs. No other windows are proposed at first floor level other than on the gable of the south elevation in order to protect the amenities of adjoining residential properties to the west. Internally, the accommodation will comprise, on the ground floor, an open plan living/dining/kitchen, shower room and a double bedroom. At first floor level there will be two further bedrooms and a bathroom.
- 4.2 The proposed dwelling will be located towards the southern end of the site at its widest point and orientated with its ridge line running north/south. A distance of one metre will be provided between the dwelling and the wall on the eastern boundary and there will be over two metres from the main part of the dwelling to the western boundary at its closest point. A small flat roofed single storey element is proposed on the western side of the main dwelling which will be one metre from the western boundary but is only 3 metres high at this point.
- 4.3 The dwelling will have a private amenity space to the north of the building which will be well in excess of 10 metres in depth and will have an overall area of 102 square metres. To the front of the site the existing right of way over the access to no. 24 Ashurst Close will be used to access two no. parking spaces which accords with the WSCC car parking demand calculator.

#### **5. Planning Policy**

- 5.1 Government planning policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the framework is the presumption in favour of development which should be seen as a golden thread running through both plan making and decision taking (paragraph 14). For

decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole or specific policies in the framework indicate development should be resisted.

- 5.2 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.3 In terms of design, paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 5.4 Finally, paragraphs 186 and 187 state “Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.” This reinforces the three dimensions to sustainable development set out in paragraph 7 of the NPPF; the economic, social and environmental roles.
- 5.5 Local development plan policies are contained within the Arun District Local Plan 2003 and saved policy GEN7 is considered to be the most relevant to the determination of this application. The policy deals with the form of the development and states that it will be permitted providing it meets the specified criteria.
- 5.6 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of this land which is currently unused and being in separate ownership from adjoining properties has no current use.

- 5.7 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development which is in-keeping with the pattern of development in the locality and does not cause harm to the character of the area. This matter will be expanded upon in the assessment section of this report.
- 5.8 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built up area of Bognor Regis, it meets this requirement being accessible to alternative modes of transport, shops and services.
- 5.9 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail in the assessment section of this report and demonstrates that the new dwelling can be accommodated on the site without any harm to any established amenities.
- 5.10 Criterion (v) seeks to ensure that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located between established residential properties and therefore there are no adverse impacts which affect the residential use of this site.
- 5.11 Criterion (vi) deals with the retention of open or wooded areas. The application site comprises land completely enclosed by fencing/walling and does not represent open land or otherwise contribute to the street scene.
- 5.12 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. Vehicular access to the site is available via a right of way across land at 24 Ashurst Close. Sufficient space is available to park two cars on the site in accordance with the WSCC standard. Space is available for vehicles to turn using the right of way but even if reversing onto the highway occurs, it will only be to exit eastwards as Ashurst Close is a cul-de-sac and therefore manoeuvres will not take place across the carriageway.
- 5.13 It is therefore concluded that the application has accordance with policy GEN7. Furthermore when assessed against the NPPF it is considered that it represents an appropriate form of development and any adverse impacts of permitting the

development are not of sufficient harm to outweigh the benefits of bringing forward a development on this sustainable site.

- 5.14 The local planning authority has adopted for development control purposes external space standards in the design section of the emerging local plan. The garden space for the dwelling exceeds the minimum depth and area requirements set out in that policy.
- 5.15 The made Bersted Neighbourhood Plan states in policy HDQ3 that permission will be granted for small residential developments on infill and redevelopment sites within the Parish subject to the policies of the plan being met. Policies HDQ5, HDQ6, HDQ7 and HDQ8 deal with the details relating to new residential schemes, particularly in relation to design, layout, amenity space and parking. In this respect, the scheme demonstrates good design, provides outdoor space commensurate with the size of dwelling (and meeting the Local Plan standard), details such as bin and cycle store have been integrated into the scheme and the required two car parking spaces are provided. The principles identified for consideration in the Neighbourhood Plan have therefore been incorporated into the scheme.

## **6. Planning Assessment**

- 6.1 The residential development of this site is acceptable in principle in policy terms, being located within the built-up area of Bognor Regis and sustainably located in terms of its accessibility to services and alternative means of transport. It will provide for a new dwelling and employment during the construction phase and will therefore meet the social and economic objectives of sustainable development as defined in the National Planning Policy Framework. The main issue in this case therefore is whether the proposal fulfils the environmental element of sustainability and this can be assessed by reference to Policy GEN7 of the Local Plan which seeks to ensure that development is in keeping with the character of the area and protects the amenities of the adjoining residents.
- 6.2 Dealing first with the matter of layout, the application proposes the provision of a single dwelling on this plot which is comparable in size with others in the locality, particularly those to the south in Chalcraft Lane. The proposed dwelling will be situated behind the existing wall and, with its low eaves level and roof plane pitching away from the road, will not appear prominent in the street scene. Other properties on the west side of Chalcraft Lane are located quite close to the public highway but are fronting onto the road. This proposal will not have that same relationship, being contained and separated from the public highway by

the existing boundary treatment and a grass verge. The layout responds to the particular circumstances of this site and is not comparable to others in the locality but nevertheless the layout does respect the street scene amenities.

- 6.2 In terms of impact on the amenities of neighbouring residential properties, the dwelling has been designed to ensure that first floor windows are located on the south and east elevations where there is no overlooking of adjoining gardens. No first floor windows are proposed on the western or northern elevations, apart from a single roof light which is over the stairs and will not result in any overlooking. The amenities of the garden to no. 385 Chichester Road has also been considered by keeping the ridge height to a minimum, pitching the roof away from the boundary and providing half-hipped gables to reduce the bulk of the roof. The single storey element of the building is closest to the boundary and is only 3 metres high at this point. The proposed dwelling will not, in our view, have any additional impact on the amenities of that existing space.
- 6.3 In terms of access and parking, the proposal provides for two no. off-street parking spaces which accords with the WSCC Parking Calculator. There is the opportunity for vehicles to turn in the area over which the owner has a right of way and leave the site in forward gear. Nevertheless, reversing onto the public highway at this point would not, in our view, have a severe impact on highway safety as Ashurst Close is a cul-de-sac, so reversing will only take place on the near side of the carriageway and the road is lightly trafficked.
- 6.4 It is concluded that the proposed development accords with the requirements of Policy GEN7 and therefore the environmental element of sustainable development. In particular, the proposal has been designed to respond to the characteristics of the site which are unique to this part of Chalcraft Lane and cannot be compared to other frontage type developments. The amenities of neighbouring properties are respected and access and parking arrangements appropriate.
- 6.5 It is submitted that this proposal deals with the matters which formed reasons for refusal in relation to the 2010 application, although that was for two no. dwellings on the site. In this respect we do not believe that the proposal will be out of keeping with the character of the area, it will not overlook the adjoining properties and will provide suitable amenity and parking space that accord with adopted standards.

## **7. Local Validation Requirements**

### **Flood Risk**

- 7.1 The site is not located in an area at risk from flooding.

### **Foul and Surface Water Drainage**

- 7.2 The proposed development will connect to the public foul sewer. Surface water will be dealt with by soakaways and a SUDS system will ensure there is no additional run-off from the site.

### **Bin Storage & Collection Provision**

- 7.3 A bin store will be provided within the garden which is accessible for road side collection.

### **Biodiversity**

- 7.4 A biodiversity checklist has been completed which shows that the site is unlikely to support any protected species.

## **8. Conclusion**

- 8.1 The application proposes a new dwelling on land within the built up area where there is no objection in principle to residential development subject to it meeting to the normal development management criteria set out in policy GEN7 of the Local Plan. This report demonstrates that the dwelling can be adequately accommodated on the site without harm to the character of the area or the amenities of existing adjoining occupiers.
- 8.2 The site is located in a sustainable location where the dwelling would meet the social, economic and environmental roles of sustainable development by providing an additional home, providing jobs during construction all without detriment to the character of the area. In all respects therefore it is considered that the proposal is compliant with the NPPF and there is a presumption in favour of the application. There are no other material factors which would indicate that a decision should be made at variance with the development plan and therefore it is submitted that planning permission is justified in this case.