

DESIGN and ACCESS STATEMENT

Proposed Development of a Single Residential Dwelling

within the grounds of the existing residential dwelling known as The Cottage, Highground Lane, Barnham, West Sussex PO22 0BT.

This Design and Access Statement accompanies the resubmission Planning Application for the erection of a single residential dwelling on the approximate site / location of the existing double garage serving the property.

The proposed single residential dwelling incorporates a retained element of the existing double garage as part of the overall proposal.

Context

The site is located in the southern part of the existing residential curtilage and contains a large area of concrete hardstanding, raised garden beds and the double garage.

The site is bounded to the south east and south west by a timber fence and sporadic planting.

The south east and south west boundaries separate the site from a number of detached dwellings comprising cottages named Pippin, Crab Apple, Bramley and Russet.

These dwellings were originally approved as tourist accommodation units within the grounds of Highgrounds Orchards and subsequently permission was granted for their use as independent dwellings under BN/10/16/PL under appeal reference APP/C3810/W/16/3155230.

These dwellings have limited amenity space and gardens, as they were constructed as tourist accommodation units.

Further to the south is Highground Orchards and Highground End.

The existing dwelling, The Cottage, will be retained and located within its own self-contained curtilage to the north of the site.

To the north of the curtilage of The Cottage is a recently constructed independent dwelling, 'The Fallows' that was approved under BN/50/18/PL following the previous approval to convert an existing outbuilding on the site. 'The Fallows' is a visually dominant two storey dwelling with large window areas looking into the rear garden of The Cottage.

To the north east of the site is Meadow View and single detached dwelling similar to The cottage.

The site is accessed via a private road serving nine dwellings

Site Location

The site is located to the south west of the village of Barnham, West Sussex. Generally, the site is located within land known as 'The Cottage'.

Topography

Level and self-contained.

Ecology and Biodiversity net gain

The proposed site is located entirely within the curtilage of an existing dwelling. An ecology report is not deemed necessary for this application.

As required under planning policy ENV DM5 the proposal needs to show a biodiversity gain. The existing area of garden is laid predominantly to concrete hardstanding with small periphery areas of trees and shrubs adjacent to the boundary fences and between the existing garage and dwelling. There is a raised brick planter which defines the north west extent of the concrete hardstanding.

The existing garden area to The Cottage offers an existing habitat for native insects and birds and the surrounding agricultural land to the south west provides a natural habitat for small native mammals, birds and insects.

In order to provide a net gain it is proposed to site a number of nesting boxes for birds, bat boxes and insect 'hotel' structures within the curtilage of the proposed dwelling and within the existing trees and shrubs where at all possible. The exact number of each is to be agreed.

In addition to the physical structures outlined above it is proposed to define an area of garden for meadow grasses and wild flowers as indicated on drawing PL002. The meadow grass and wild flower planting will encourage butterflies and insects to populate the garden increasing the biodiversity in the area resulting in a further net gain.

Arboricultural Assessment and Tree Identification

The proposed site is located entirely within the curtilage of an existing dwelling. The associated gardens of the existing dwelling are landscaped and have a small number of non-indigenous trees and shrubs all of which have been planted by the current owners and applicant.

There is a single mature tree to the north of the proposed dwelling site, which will lie between the proposed dwelling and The Cottage.

The tree is thought to be a Maritime Pine indigenous to the Mediterranean and was planted as a decorative specimen in excess of 20 years ago. The tree has been maintained and topped on several occasions in the past to prevent excessive growth and height; as a result, the tree has spread.

There are a number of smaller trees and shrubs in addition to the Maritime Pine within the locality of the proposed dwelling and these have been identified on the existing landscape drawing PL003. None of the trees or shrubs are deemed to be of significance to the landscape.

The majority of the existing trees and shrubs will be retained and pruned as required to facilitate the construction of the proposed dwelling.

There are two plants that will be removed prior to any construction works; a single Strawberry Tree (non-indigenous) which has died and an overgrown Viburnum, both have been identified on drawings PL002 and PL003.

The revised landscape plan PL002 identifies the trees and shrubs to be retained or removed along with an area of additional screen planting against the proposed garden wall separating The Cottage and the proposed dwelling.

The additional planting is proposed to help with the screening and privacy requirements between The Cottage and the proposed dwelling. The species proposed are yet to be determined.

Design Principles

1. The development would have a similar maximum height as The Cottage and the dwellings (converted tourist accommodation units) located to the south of the site.
2. The development would not cause (or create any): overlooking of existing residential properties, overshadowing, and loss of privacy or cause an overbearing presence. The redesign of the proposed dwelling removed the first floor dormer windows to the north elevation and replaced them with rooflights to reduce any risk of overlooking. The windows to the south elevation at ground floor serve non-habitable rooms and are set at a level similar to the close boarded boundary fence to avoid the risk of overlooking.
3. The provision of a single residential would make efficient use of an area of hardstanding between existing residential dwellings without having an adverse impact upon the host property or adjoining properties. The proposed dwelling will be similar in scale and height to the adjacent dwellings to the south and have a similar level of amenity, gardens and parking provision which will maintain the character of the immediate area.
4. The existing garage located on the site would be incorporated into the proposed dwelling.
5. The proposed development will enhance the setting of the adjacent dwellings through the removal of the large area of concrete hardstanding and the provision of a high quality development with high quality soft and hard landscaping amenity. The biodiversity net gain through the careful addition of structures and habitats suitable for indigenous species of insects, birds and small mammals will add to the enhancement of the area.

Design Solution

The design of the dwelling is contemporary and the scale of the development matches the immediate and adjacent neighbouring development.

The choice of materials compliments those used on the neighbouring properties in terms of colour and finish and the design of the building as single storey and attic roof space.

Sustainability and Energy Efficiency

The design proposals for the proposed dwelling will utilise either:

- ð the fabric first approach, maximising energy efficiency, with high U-values, low air permeability and mechanical ventilation with heat recovery (MVHR).
- ð or proposing at least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF).

The heat requirements for the dwelling will be kept to a minimum, and the low heating requirement will be met with a small, highly energy efficient gas fired boiler. Utilising a small gas boiler will result in lower carbon emissions and lower fuel bills than an electrically supplied heat pump system.

The dwelling will have an energy efficient underfloor heating system with zoned temperature control and weather compensation.

Energy efficient lighting shall be installed throughout and photovoltaics will be installed to provide renewable electricity to the dwelling.

The occupiers will benefit from the use of the renewable electricity to fuel the dwelling and potentially to receive an income from the Renewable Heat Incentive (RHI) scheme (scheme extended to 31 March 2022).

Energy display monitoring devices will be provided in the dwelling showing energy consumption of both the gas and electricity, CO2 emissions along with details of the current tariff and cost of fuel consumed. This is important for reducing energy consumption as many occupiers do not understand the energy they use and therefore are unable to improve their habits to reduce energy consumption.

To minimise the embodied energy of the dwellings the materials selection has been considered to maximise the selection of materials with low embodied energy that score highly in the BRE Green Guide for Building Specification. The majority of the materials will achieve an A+ and A rating and the windows shall score an A-D rating.

Each dwelling will be provided with sufficient space, power sockets, telephone and broadband data- points to enable the occupier to work from home should they desire. This improves flexibility for residents providing the ability for people to work from home by providing the right environment and services and minimises the environmental impact of the travel associated with commuting.

Potable water consumption of the dwelling will be reduced by specification of low water consuming fittings and water efficient appliances, such as 4/2L dual flush WCs and low flow taps and showers.

To encourage recycling a kitchen cupboard shall be fitted with separate bins for recycling and general waste and a compost bin shall be provided in the garden. Two waste bins will be provided (1 x 240l refuse bin and 1 x 240l recycling bin).

The provision of a garden provides a private outdoor space for the residents.

A healthy internal environment is created through the provision of large windows providing a wealth of natural light. Air quality is maintained with the filtration and provision of outdoor air, particularly during the winter months, through the MVHR system.

Provision will be made for facilities to enable the charging of an electric vehicle (at a distribution of one point).

The dwelling has been designed holistically, incorporating sustainable design principles throughout to provide a low energy sustainable dwelling that will provide a healthy environment for its occupants.

Transport and Travel

The site is located to the south of the centre of the village of Barnham, West Sussex.

The site is approximately 0.85 of mile by road to Barnham mainline train station taking 4 minutes by car and 17 minutes by foot.

The station has direct links to London, the South West and South East as well as surrounding towns and villages.

There are several bus stops with regular daily services in Barnham providing additional public transport links to the surrounding area, towns, villages and further afield.

The site is located within 0.3 of a mile to a dedicated cycle path, which joins part of the south coast cycle route 2 linking Bognor Regis and Littlehampton and the extensive National Cycle Network maintained by Sustrans.

The provision of good road networks, access to an extensive network of public transport in the form of mainline train services and numerous regular, dedicated local and national bus services together with access to National Cycle Network routes, makes the location of the proposed dwelling highly sustainable.

Landscaping

A detailed landscaping plan is indicated on the revised drawing PL002 indicating an increased garden area in line with the current Planning Policy SPA. The drawing indicates the retained and removed trees and shrubs and the proposed biodiversity enhancements.

A 1.8m high decorative brickwork wall is proposed to provide an enhanced level of privacy between the two dwellings and will form the curtilage separating the existing host dwelling, The Cottage, and the proposed dwelling. The wall has been located to respect the existing trees and shrubs.

The area immediately adjacent to the proposed dwelling is proposed to be laid to gravel to provide a variation in the garden landscape whilst retaining a porous surface for surface water run off.

The drive has been designed to provide the minimum area of hard surfacing to allow for parking and turning within the site. The material is proposed as a porous open texture tarmac to allow for free draining of the surface water run off.

Further development of the scheme design to suit the specific requirements of the Local Planning Authority Landscape Officer can be fulfilled through a specific landscape condition, if deemed necessary.

Planning Considerations / Precedence

The impetus for this Planning Application has been provided by the approval of adjacent dwellings within the curtilage of host buildings under BN/50/18/PL and BN/10/16/PL under appeal reference APP/C3810/W/16/3155230.

In addition the recent Planning Decision to Grant Permission for a similar scheme for a new residential dwelling in the hamlet of Norton (Arun Planning Reference: AL/34/20/PL) also adds precedence for this type of proposal, taking into account the type, scale, location outside of the defined settlement policy area and the nature of the host property.

The scope of this consideration of the proposed dwelling in this so deemed sustainable location to satisfy the Arun District Council 5 Year Housing Land Supply shortfall. Other material Planning Considerations have been assessed favourably through previous Planning Applications noted above.

With Reference to The Case Officers Report for AL/34/20/PL (quoted in *italics* below) pertinent text to this present application are made in **bold**.

Other Material Considerations:

(1) The Council's Current Housing Land Supply

The Council's Authority Monitoring Report (AMR) was considered at the Planning Policy Local Plan Sub-Committee on the 18th June and showed the Council could no longer demonstrate a 5-year Housing Land Supply (HLS) as is required by the NPPF.

The 2017/18 AMR showed there was currently a 4.7 year supply.

The AMR for 2018/19 which was presented at December 2019's Planning Policy Sub-Committee shows that the HLS was 3.7 years.

A recent appeal decision cites the Council as having a 2.9 year supply.

The Council's Action Plan (June 2019) makes a series of recommendations to boost housing delivery. This includes use of the 'presumption in favour of sustainable development' until such time as a 5-year housing land supply is re-established. It recommends applications be invited from landowners and developers on 'deliverable' HELAA sites to re-establish a 5 year HLS.

(2) NPPF's Presumption in Favour of Sustainable Development

Paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

ALP Policy SD SP1 states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work to secure development that contributes to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Para 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the Neighbourhood Plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are not all applicable because the Neighbourhood plan is more than 2 years old. Therefore the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

The proposal for 1 new dwelling meets the economic objective, in terms of providing a small level of employment for the construction industry undertaking the internal and external works, contributing to Council Tax receipts and local spending. This provides benefit to the local economy and weighs in the schemes favour. The proposal meets the social objective, making a contribution of 1 new home to the housing supply. CIL receipts could be used to contribute towards infrastructure, providing further benefit to the local community. This social benefit weighs in the schemes favour.

The site is in a relatively environmentally sustainable location from a transport perspective given the proximity of public transport and cycling network links all within 1 mile of the location.

Whilst a private car would be required for longer distance journeys, residents would not need a car to be able to live comfortably at this location.

Para 11(d) of the NPPF states permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. The addition of the 3 bedroom dwelling in the countryside, reasonably close to local facilities and services would satisfy the NPPF's definition of sustainable development. The benefits arising from the proposal have been noted above and would not be outweighed by the adverse impact of the permanent residential use in the open countryside.

For this reason the application benefits from the presumption in favour of sustainable development.

Conclusions on Matters of Principle:

The principle of development, in the countryside outside the BUAB, is contrary to policies in the Development Plan.

Due to the Council's lack of housing land supply, the NPPF 'presumption in favour of sustainable development' is engaged. There are no adverse impacts, which would significantly and demonstrably outweigh the benefits of the proposal.

Concerns raised under the previous application, as withdrawn, about the adverse impact of the proposed dwelling on adjoining properties have been addressed in the redesign of the dwelling, namely the removal of the first floor dormers and the rear facing rooflight. The proposed dwelling is similar in scale and appearance to the adjacent properties to the immediate north and south.

Flood Risk Assessment

The site is located entirely within Flood Zone 1.

Development classification: Residential development is classified as 'More Vulnerable' as defined in Table 2 of the Technical Guidance to the National Planning Policy Framework.

Relevant Historic Flood Risk Assessment: None available.

Sequential Test: A classification of flood zone 1 can be made and as such the Sequential Test can be passed.

Exception Test: As flood zone 1 the Exception Test does not apply.

Flooding Information:

By reference to: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk>

For the broader site of: PO22 0BU

The following results are reported:

Rivers and the sea: Very low risk

Surface water: Low risk

Flooding from Reservoirs, canals and other artificial sources: None