

**PROPOSED DWELLING on Land Adjacent to
CHERRY TREES, LAKE LANE, BARNHAM (AMENDED PROPOSALS)**



Context

Cherry Trees is was constructed in around the turn of the 20th century constructed as a detached house in an Arts and Craft style that was sub-divided at a later date, set well back from the road and benefiting from a large garden to three sides of the house.

On the North side of Cherry Trees was an attached garage structure (now demolished) and fence between the garden and neighbouring dwelling (Deep End) built in the late 1960s with a flat roof attached garage adjacent to the boundary.

To the West is a parking area in front of the house with a low wall adjacent to the highway

To the East are houses along Halliford Drive, constructed as an infill development in the 1970s

There are no trees within the application site affected by the proposals.

Amount

The application is for a modest 2 bedroom house located in the wide plot of Cherry Trees with parking area off the entrance, shared with the host dwelling.

The footprint of the dwelling is 56.05m² and the floor area 90.64m².

Layout

The front of the proposed building is aligned with the neighbouring properties of Cherry Trees and Deep End, set 15m from the highway with access via the existing drive shared with Cherry Trees.

The building is proposed 12.4m back from the existing entrance on the West face, with a 10m deep garden to the East and a minimum of 0.8m from the northern boundary.

A new boundary is created between the new house and host dwelling (Cherry Trees) 0.9m from the proposed house and 1.7m from Cherry Trees.

Ground Floor

Lounge, kitchen, cloakroom, porch and hall with stairs to;

First Floor

2 bedrooms, one with dressing room and en-suite bathroom, family bathroom and landing.

Scale

The scale of the building is designed to ensure that the adjacent properties are not affected.

The roof form replicates that of the existing dwellings with a North-South orientation and is continued to a low eaves above the entrance porch and dormer window to the single bedroom.

The plan form is articulated in response to the plot and ridge height of the dwelling is lower than the adjacent Cherry Trees.

A small shed is located in the rear garden, providing storage for cycles and garden equipment.

Landscaping

There are no mature trees within the site.

The landscaping will match the existing with gravel drive, paving to front door, wooden fence and side gate with rear garden laid to lawn, with boarders.

A new laurel hedge is planted behind the existing wall adjacent to the highway to soften the appearance on the street scene.

Appearance

The building has been designed to blend with the adjacent houses, sitting comfortably within the street scene.

The materials proposed are facing brickwork to the walls and tiling to the roof.

Transport, Access and Parking

The site is located on Lake Lane, within 300m of local shops, 150m of a bus stop and 400m of Barnham train station and provision for the storage of cycles is provided on site.

The disabled access to the dwelling is via the front door, with level threshold. Part M of the Building Regulations will be complied with.

The existing drive access is unchanged and the parking area is extended to provide space for two cars for the new house and two for the existing Cherry Trees, with turn on site.

Biodiversity

The site forms part of the existing garden of Cherry Trees and the house replaces an existing garage.

The garage is of modern construction with limited opportunity for wildlife habitat and there are no signs of protected species roosting on site.

Flooding

A separate Flood Risk Assessment has been provided with this application.

Foul Sewerage and Utilities Assessment

The site is located within the Lidsey treatment works catchment area and the existing house is connected to the mains sewer. The proposed dwelling will be connected to the mains sewer and utilities.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in April 2012 and revised in July 2018 and February 2019. The NPPF includes a 'presumption in favour of sustainable development that at paragraph 11 of the NPPF indicates that decision takers should be "approving development proposals that accord with an up-to-date development plan without delay"

The proposals are for sustainable development that accords with the development plan and in particular the following NPPF policies:-

Paragraphs 68 and 70, states that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly" and supports the development of windfall sites, "Where an allowance is to be made for windfall sites" The proposal would provide an additional home in a sustainable location to meet the local need.

Paragraphs 108 and 110 promotes development sites in sustainable transport locations where "appropriate opportunities to promote sustainable transport modes can be...taken up" and the proposed site is located within walking distance of the centre of Barnham and the railway station with provision for cycle storage on site.

Paragraph 122 and 123 promotes the efficient use of land and make optimal use of the potential for each site. The proposals make use of existing residential garden land to provide a new dwelling at an appropriate density for the area.

Paragraph 130 notes that "where the design of development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to the development" and the proposals conform to the design expectations of the local plan.

Arun Local Plan 2011-2031 (July 2018)

The Arun Local Plan was adopted on 18th July 2018 and forms part of the Development Plan for the district. The proposals accord with the aims and intentions of the local plan and in particular the following policies:-

Policy SD SP2 Built-up Area Boundary

The site falls within the Builtup Area of Barnham where, "Development should be focused within Built Up Area Boundaries and will be permitted subject to consideration against other policies of this local plan".

Policy H SP1 The Housing Requirement and Policy H DMI Housing mix

As a windfall site, the proposals contribute toward the housing need for the local area with a single family house in an appropriate location, close to shops, facilities and public transport, representing a sustainable response to the housing need for the area.

Policy D DMI Aspects of form and design quality

The proposals have been informed by an assessment of the character of the area with reference to the Neighbourhood Plan and design guides. The proposed appearance conforms with the architectural character and the design assimilates into the street scene with minimal adverse impact.

The proposals incorporate secured by design principals to assist crime prevention in an adaptable design that retains existing trees and landscape features, optimised for Solar gain with minimal impact on the public realm and of a scale and density that conforms to the character of the area.

Policy D DM2 Internal space standards

The proposals meet the internal space standards for a 2 bedroom house with a gross internal floor area of 90.64m².

Policy T DMI Sustainable Travel

The site is located within the Builtup Area Boundary of Barnham and is within easy reach of public transport and town centre services.

Policy ENV DM2 Pagham Harbour and ENV DM5 Development and biodiversity.

The site is outside the 5km buffer of the Pagham Harbour. The proposals are located within established residential land and retain landscape features on the site, introducing a new native species hedgerow along the frontage adding to the biodiversity opportunities on site.

Policy W DMI Water supply and quality, Policy W DM2 Flood Risk, Policy W DM3 SuDS

This minor development is within the Builtup Area Boundary with existing residential properties on all within the Lidsey Waste Water Treatment Works Catchment Area and part of the site is within Flood Zone 2.

The proposals include a Flood Risk Assessment, Drainage Impact Assessment and Sustainable Drainage Strategy that demonstrates that the proposals are adequately protected against flooding and will not increase the risk of flooding elsewhere.

Barnham and Eastergate Neighbourhood Development Plan 2014-29**Policy ESI Flooding, drainage and new development**

The proposals account of published Surface Water Management Plans and include a Flood Risk Assessment and drainage strategy that demonstrates that the proposals are adequately protected against flooding and will not increase the risk of flooding elsewhere and it is expected that the full drainage scheme will be the subject of a planning condition.

Policy ES5 Quality of Design, Policy ES6 Contribution to local character, Policy ES8 and Policy ESI1 Energy efficiency

The proposals have been designed to a high standard being informed by an assessment of local character, using design features of neighbouring properties and considering the effect of the design on the street scene.

The proposals have been designed in three dimensions, considering the relationship between neighbouring properties and give a varied facade with a palette of materials and depth of modelling in the design that represents and enhances the character of the area.

The proposals include high quality thermally efficient building materials and double glazing, meeting or exceeding Building Regulation standards that now exceed CSH level 3

Policy GA1 Connection to sustainable transport and Policy GA4 Parking

The proposed site is well located in relation to public services, with bus stop, train station and shopping close by. The proposals include storage for cycles and off-street parking for two vehicles consistent with current standards.

Policy H2 Windfall sites, Policy H4, Integration of new housing into surroundings, Policy H5 Outdoor space, Policy H6 Attention to details

The proposed site is considered a 'windfall site' being within the Built up Area Boundary but not a strategically allocated site and is an 'infill' site on a wide plot between two existing houses where the Neighbourhood Plan states that "Permission will be granted for small residential development on infill and redevelopment sites within the parishes subject to the policies of this plan being met" and the small scale of the proposals is integrated into the street scene.

The proposals have been designed with attention to detail, providing cycle storage, bin spaces, reasonable amenity space and natural security through the application of secured by design principals and use long lasting, high quality natural materials, according with the 12 'Built for Life' criteria.

Conclusion

The proposals are for a single dwelling on a windfall site between neighbouring residential properties on a sustainable site close to the centre of Barnham.

The design accords with the required standards and, providing amenity space and protecting the amenity of neighbours in a traditional design in keeping with its surroundings that makes a positive contribution toward the character of the area.

The proposals represent sustainable development, contribute toward a local housing need, accord with the Neighbourhood and Local Plans and therefore merit support.

Note

Following refusal of application BN/75/19 we have been in discussion with the planning officer, David Spring to resolve the issue of interlocking to the rear of the site, which was considered the only reason for the refusal.

The amended design, subject of this application resolves this problem by locating the 2 first floor bedrooms to the front, with only bathrooms (with obscure glazed windows, non-opening below 1.7m above floor level) located at first floor to the rear of the proposed dwelling.