

Adams Planning & Project Services Ltd

Design and Access Statement

For

**Proposed new dwelling on land at rear of Poachers,
Eastergate Lane, Chichester, West Sussex. PO20 3SJ**

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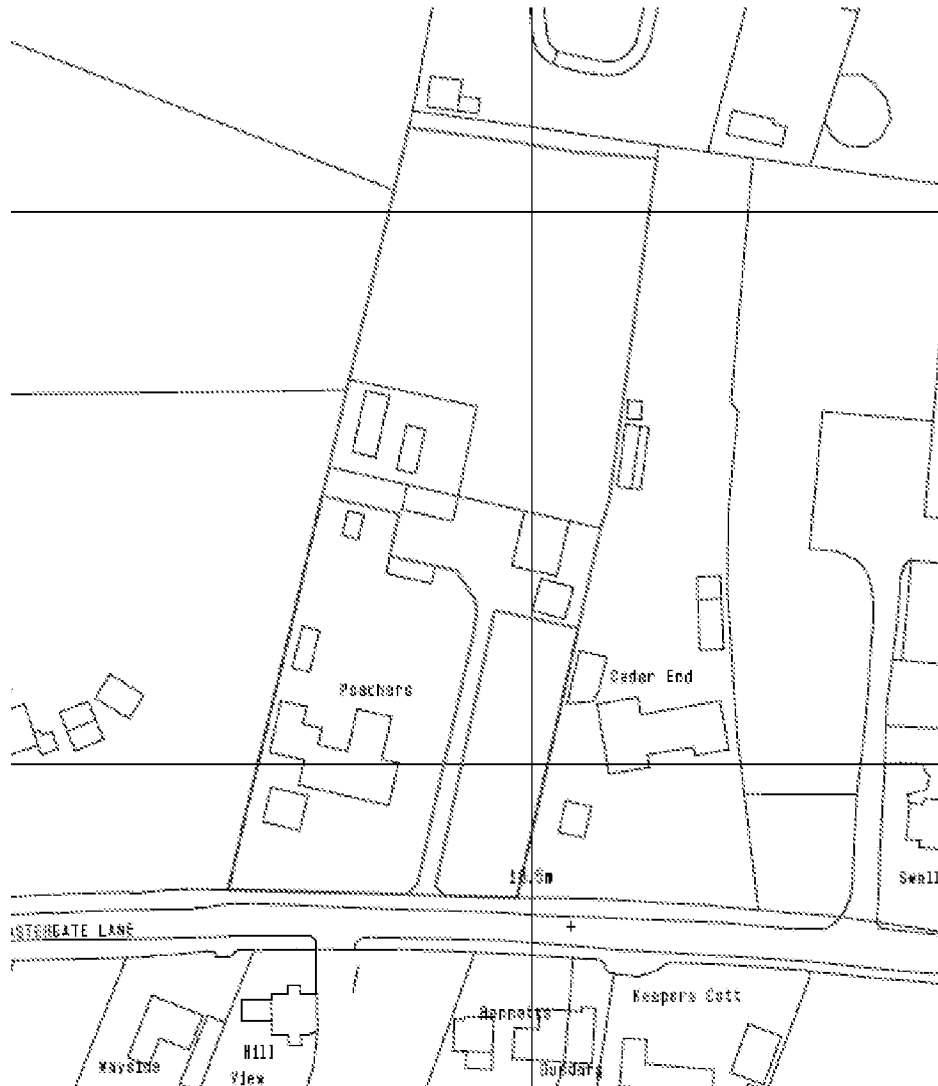
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Prepared for Mr T Occleshaw

1. Introduction

This Design and Access Statement is to be read as one of the main supporting documents to this planning application. It provides key information on the proposed site and design.

Furthermore, this Design and Access Statement should be read in conjunction with the application forms, plans and elevations and additional accompanying documents.



Extract of Location Plan

2. Application and Site Layout

This application is a full submission for the construction of a new 4 bedroom detached, multi-generational, highly energy efficient dwelling on land to the rear of the dwelling. The application also proposes a detached carport for the new dwelling.

The proposed locations of the new dwelling and carport are indicated on the submitted Proposed Site Plan (20-038/SP1).

The new site will be accessed from an existing access off Eastergate Lane.

The principle of building a new home on the proposed site has been discussed with Arun District Council prior to this submission. Further detail on the pre-application response is provided later in this document.

3. Site and Design Context

The proposed site is located north of the applicant's current property and forms part of the expansive gardens. The existing dwelling is a good-sized detached home set in a large plot. Further residential properties exist to the east and west with further properties to the south on the opposite side of Eastergate Lane.

In addition to the residential properties, there are also some commercial ventures in the immediate vicinity. To the north of the proposed site there is an existing caravan park off Wandleys Lane. Further to the east there is a commercial nursery business which was granted planning permission for 4 live/work units (this has recently been changed to a new residential, 4 bedroom detached house). To the west there is a paddock.

The site has been the subject of numerous planning applications in recent history; however, these have all been to the existing dwelling and none relate to the land which forms part of this development.

Excluding applications for tree maintenance, these are as follows:-

- **Two storey residential extension**

Application Ref. No: EG/49/00
Received: 28 July 2000

- **Detached carport**

Application Ref. No: EG/9/03
Received: 30 January 2003

- **First floor extension over existing games room**

Application Ref. No: EG/52/05
Received: 20 June 2005

- **First floor extension over existing games room**

Application Ref. No: EG/18/06
Received: 16 February 2006

- **Renewal of planning application for first floor extension over games room**

Application Ref. No: EG/20/09
Received: 7 April 2009

The proposed site is virtually level and measures approximately 0.42 hectares in size. It has clearly defined boundaries on all sides except the proposed boundary with the applicants current dwelling.

The north boundary with caravan park beyond, is a mixture of fence and hedgerows along its length. This rear section of the site has been planted with many trees over the years and a soil bank, approximately 1.5m high, has also been formed further separating the site from the caravan beyond.

The east boundary is with the garden of the adjacent property Cedar End. As well as a 1.8m high close boarded fence, a mature conifer hedgerow grows along its length.

The west boundary is primarily adjacent to open fields and is formed by a variety of fences, hedgerows and tree growth.

The south boundary is yet to be formed and will be detailed later in this document.

The aerial view on the following page clearly identifies the site as well as its relationship to the surrounding environment.



The requirement is for a 4 bedroom detached dwelling with detached carport.

The new development would utilise local materials and, where appropriate, reflect the architectural styles of surrounding properties. A rural vernacular would best describe the sites location. The intended use of local materials will complement the variation of design surrounding the site.

4. Planning Policy

As previously mentioned, pre-application negotiations were had with Arun District Council to determine if support would be had should a detailed application be submitted for consideration.

The following policies were considered relevant to the proposal:-

Arun District Local Plan 2011-2031

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
DSP1	D SP1 Design
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1 T	SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1
Applications for new development must meet the local drainage requirements

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5
Quality of design

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES10
Trees and hedgerows

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES11
Energy efficiency of new development

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6
Contribution to local character

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8
Buildings should be designed to reflect the three dimensional qualities of traditional buildings

Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4
Parking and new development

Barnham & Eastergate Neighbourhood Plan 2014 POLICY H5
Outdoor space

Planning Policy Guidance:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

In response to the initial enquiry, the following response was received:-

PRINCIPLE

Policy SD SP2 "Built up Area Boundary" states that development should be focused within the BUAB and will be permitted, subject to consideration against other policies of this Local Plan. Policy C SP1 "Countryside" states that residential development in the countryside outside the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type of development.

The site lies outside the Built-Up Area Boundary where, in line with Policy C SP1 development is not acceptable in principle, unless necessary for:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
- b. for quiet, informal recreation; or*
- c. for green infrastructure; or*
- d. for the diversification of the rural economy; or*
- e. for road and/or cycle schemes; or*
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.*

The proposal does not meet any of the stated criteria and therefore would be unacceptable in principle subject to other material considerations which include Housing Supply.

HOUSING SUPPLY

Housing land supply situation. The current housing land supply at Arun District Council is that the supply is 4.7 years.

The National Planning Policy Framework (NPPF) provides information on the issue of the weight that can be given to the Arun Local Plan or 'made' neighbourhood development plans, where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. These details are set out in full in Paragraph 11(d), where it is stated that in absence of a 5 year supply of housing and planning permission should be granted, unless there are any adverse impacts that would demonstrably outweigh the benefits.

For this reason all development policies that relate to the supply of housing in the Local Plan (policies C SP1, SD SP2) have reduced

weight because an adequate supply of housing land cannot be demonstrated.

In the first instance an assessment of the sustainability of the site should take place.

SUSTAINABILITY

Policy SD SP1 of the ALP states that: "When considering development proposals the Council will take a positive approach that reflects the resumption in favour of sustainable development contained in the National Planning Policy Framework."

An assessment of the sustainability of the site is as follows:

Environmental Sustainability

It is noted that the nearest bus stops are situated 0.3 of a mile away on Fontwell Avenue which is served by a weekdays only bus service 4 times a day and the nearest local general purpose shop appears to be the Central Convenience Store situated 0.7 of a mile away on Nyton Road. In order to get to these stores by foot would require walking down Eastergate Lane which does not feature pavements. Therefore, in order to get to the aforementioned bus stops and shop it would involve walking on grass verges and highway for a substantial distance. There is also a lack of street lighting along Eastergate Lane which, in addition to the lack of pavement along Eastergate Lane, would limit opportunities for walking on its own as an alternative to the private car.

The site is located in open countryside with mature trees and hedgerows which would be likely to be adversely affected as a result of the development.

Social sustainability

The proposal would result in some social benefits in terms of the provision of additional housing.

Economic Sustainability

The proposal would result in some economic benefits in terms of providing employment in housebuilding and Council Tax Receipts.

It is not considered that the limited social and economic benefits would outweigh the harm to environmental sustainability and therefore the proposed development is not considered to be sustainable.

SUMMARY

The adverse impacts of the proposed development would demonstrably outweigh the benefits of the proposal and therefore, in summary, the proposal cannot be considered to be sustainable development and does not therefore benefit from the NPPF presumption in favour of such development and is unacceptable in principle.

DESIGN

Local Plan policy D DM1 requires that the Council have regard to certain aspects including:

(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 Design states that:

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development."

Policy ES5 Quality of Design of the Barnham and Eastergate Neighbourhood Development Plan states that:

All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.

The proposed indicative design would be rural in character and would use local vernacular materials and is advised to be of an energy efficient design.

It would not have an impact on the street scene being located on the rear paddock of Poachers which fronts onto Eastergate Lane.

The proposed design of the property would be considered by virtue of its size, scale and appearance to comply with policies D DM1 and D SP1 of the Arun Local Plan and policy ES5 of the Barnham and Eastergate Neighbourhood Plan.

NEIGHBOUR AMENITY

Arun District local Plan Policy D DM1 states at part 3. Impact, that new development should:

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The proposed development would be separated by 40 metres from any other dwellinghouse and therefore would not have any adverse impacts on the residential amenity in terms of a loss of light, loss of privacy or overbearing impact of any neighbouring properties and would enjoy a high standard of residential amenity itself.

The introduction of an additional dwelling to the rear would cause some disturbance due to vehicle movements passing the existing property however this would not cause a significant detriment to amenity.

The development would comply with policy D DM1 relating to residential amenity.

AMENITY SPACE PROVISION

Arun Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. However, regard should also be had to paragraph 127 of the NPPF which states that

"Planning policies and decisions should ensure that developments: (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Policy H5 - Outdoor space of the Barnham and Eastergate Neighbourhood Development Plan states that:

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

The plans submitted show the proposed property would have extensive gardens to the front (approx. 15 metres in length), rear (approx. 40 metres) and sides (15-20 metres).

The proposal would be acceptable in relation to external amenity space and in accordance with the NPPF, Arun Local Plan Policy D DM1 and Policy H5 of the Barnham and Eastergate Neighbourhood Development Plan.

BIN STORAGE

No specific details have been provided. For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1100 litre bins and 50 metres for 240 litre bins.

You may also need to show a bin collection point at or near the highway boundary as it is unlikely that collections will be made from within the new dwelling.

Please also note that policy WM DM1 of the Arun Local Plan states that:

"New residential development, will be permitted provided that: a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles'

The proposal is likely to be acceptable subject to compliance with the above.

HIGHWAYS TRANSPORT AND PARKING

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking.

A separate pre-application advice service is provided by West Sussex County Council as the Local Highway Authority.

Policy T SP1 of the Arun Local Plan 2011 - 2031 discusses transport issues including development providing safe highway access.

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

SUSTAINABLE CONSTRUCTION

Tackling climate change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Governments ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Arun Local Plan policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
- b. Use design and layout to promote energy efficiency; and*
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.*

It is noted that the development is proposed to meet current building regulations standards in relation to energy efficiency measures.

FLOODING

As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The proposal is likely to be acceptable due to the risk of flooding from tidal/fluviat sources as it is located within flood zone 1) land at the lowest risk of flooding.

BIODIVERSITY

Arun Local Plan policy ENV DM5 states that:

"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species."

Given the open green nature of the site, the presence of further open fields in the surrounding area and the trees/hedges on the boundaries, I consider that the site should be surveyed to check for signs of wildlife and their habitats. A Phase 1 Habitat Survey Report should therefore accompany any future planning application. Should the results of this identify the need for further survey work, then these should be completed prior to submission of the application. All ecological surveys need to be undertaken by a suitably qualified ecologist, at the right time of year and for the right duration.

PROTECTED SPECIES

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be

submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist, at the right time of year and for the right duration.

LANDSCAPE COMMENTS

Arboriculturalist:

There are significant trees both on and off this site which could be adversely affected by the proposals. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.

There is a proposed block plan within the submitted Design and Access Statement. I understand from speaking with the current occupier that this is only indicative and that the building footprint may be pushed further to the north.

That would take it comfortably away from the influence of, and prevent conflict with significant trees to be retained - so should be supported/encouraged.

As a general principle of design, careful consideration should be given to the intended land use beneath existing canopy of established trees and the potential for further tree growth. With such a large and open site to work with I would expect a layout proposal to place great emphasis on eliminating future 'pressure to prune' of retained trees.

Furthermore, there would need to be a compelling argument in favour of any Root Protection Area incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value.

There is a considerable amount of trees and hedgerow about the perimeter of the site which provide valuable screening and ecological benefit. Their future growth and potential influence over any adjacent residential property should be a major consideration in designing a site layout that is sympathetic to accommodating their long-term presence especially in respect of shading, any ongoing maintenance requirements and curtailing future residential pressure to prune. In this regard, I would draw special attention to the linear group of maturing Scots pine adjacent to the west boundary of the plot.

Recommendations:

- 1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.*
- 2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.*

DRAINAGE ENGINEERS COMMENTS

The Council's Drainage Engineers have made the following comments: The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. Any discharge should be restricted to 1 year greenfield run-off rates, with a minimum rate of 2l/s.

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site.

We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems".

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website.

A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website.

CONCLUSION

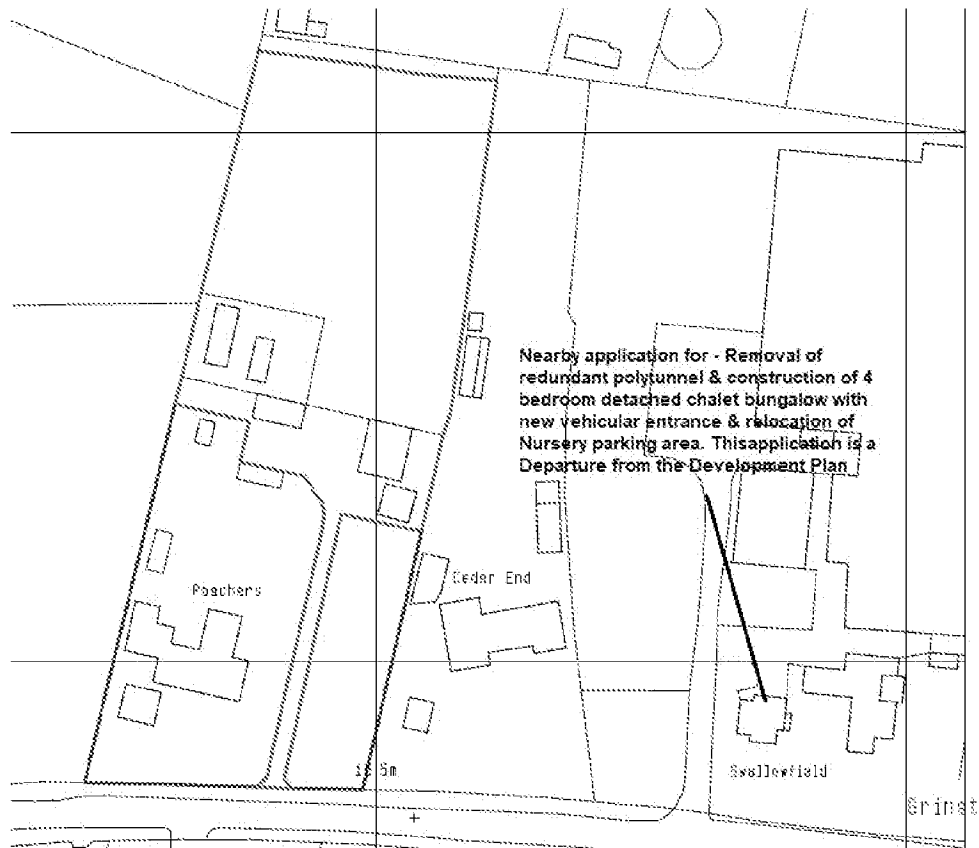
Based on the above comments, I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reason:

Its location within the countryside contrary to Policy C SP1 of the Arun Local Plan and the unsustainable location of the site contrary to Policy SD SP1 of the Arun Local Plan and the NPPF.

RESPONSE

In respect of all of the relevant policies, the pre-application only appears to be unacceptable due to its unsustainable location. In all other areas the proposal would appear acceptable. Where recommendations are made on areas not covered in the pre-application (design, bin storage, sustainable construction, landscape) these have been considered and dealt with in this application.

Turning to the unsustainable location, permission was granted recently for a new dwelling just to the east of this site. Approval was granted under application BN/121/19/PL for the construction of a new 4 bedroom detached chalet bungalow.



It would appear that this site should have the same constraints as this site and yet the application was approved without reference being made to the unsustainable location of the site.

The principle of development was granted on the Arun District Councils 5 year Housing Land Supply position which lead to the following key policies being out of date and holding less weight:-

- Policy C SP1
- Policy SD SP2
- Policies C SP1 and SD SP2
- Policies EE1 and EE2

The NPPF was therefore given weight as a material consideration which overrode the lack of conformity with the Development Plan policies. As the Council was unable to demonstrate a 5 year Housing Land Supply this triggered the presumption in favour of sustainable development under footnote 7 and paragraph 11(d) of the NPPF (2019).

It is therefore felt that for this application to be considered unsustainable due to its location would be inconsistent with recent Local Authority decisions.

Turning to other matters raised in the pre-application response: -

DESIGN

A full explanation of the principle of the design is dealt with in the Design Solutions section of this document.

BIN STORAGE

A bin store is shown adjacent to the access on the highway, therefore complying with the Local Authority requirements.

HIGHWAYS

The existing access will be utilised for the new dwelling.

With the application at Swallowfield, an inspection of collision data from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site.

There should therefore be no further evidence to suggest the existing access, which accommodates a number of vehicular movements, is operating unsafely or the proposal would exacerbate an existing safety concern.

SUSTAINABLE CONSTRUCTION

A full explanation of the sustainable construction is dealt with in the performance section of this document.

BIODIVERSITY

A biodiversity checklist has been completed and is submitted with this application.

LANDSCAPE

A preliminary arboricultural method statement and tree protection plan has been prepared and is submitted with this application.

In summary, it is felt that the proposal accords with the requirements outlined in the pre-application response and should be considered acceptable to the Local Authority.

5. Design Solutions

The proposed design is intended to provide the accommodation requirements of the client whilst being sympathetic to the site and the adjacent properties. As already stated, the proposed dwelling will be a multi-generational home, providing accommodation for the applicants and their parents.

The application also proposes a detached carport for the new dwelling

The majority of properties in this part of Eastergate Lane are good sized family homes set in large plots average sized plots. This proposal will introduce a new dwelling into a large rear garden which is under-utilised. As such the existing street scene which will be unchanged and therefore continuity and spaciousness is maintained.

The materials for the new dwelling have been chosen carefully to be compliment the variety of styles surrounding the site. As such, the proposed house will be clad in the following materials:

- i. The walls will be finished in a light coloured render.
- ii. The roof will be natural slate.
- iii. The windows will be grey aluminium casements
- iv. The external doors will be a mix of grey coloured aluminium and painted timber.

The following photograph illustrates this combination of materials.



It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

In line with local policy requirements, the proposed dwelling would be built to ensure very low energy consumption and sustainable development would be a key consideration.

Finally, the overall design of the dwelling will comply with part M of the building regulations and have been prepared to take the best advantage of the outlook of the surrounding as well as to obviate any possibility of interference with the amenities of adjacent properties.

i) **Use**

Residential

ii) **Amount/Density**

The proposal is for the erection of a new 4 bedroom detached dwelling with detached carport.

iii) **Layout**

From the submitted Site Plan (20-038/SP1) it can be seen that the proposal will be to set any proposed dwelling in the middle of the site towards the rear.

This ensures that all root protection areas are avoided and, the front of the proposed dwelling facing south, allows for ample south facing amenity space to be enjoyed.

The orientation of the dwelling ensures that no disturbance to adjacent properties takes place and location ensures that no over-shadowing or loss of privacy occurs. No first floor accommodation faces any adjacent dwellings.

Sufficient parking provisions are also afforded to the new dwelling.

iv) **Scale and Appearance**

The scale of the proposed development will be kept within the context of surrounding dwellings.

The proposal of a 1½ storey dwelling ensure that overall height of the proposed dwelling is been kept to a minimum.

We therefore consider the scale and footprint of the proposed development is in keeping with the surrounding context.

v) **Landscaping**

As already described, the north boundary with caravan park beyond, is a mixture of fence and hedgerows along its length. This rear section of the site has been planted with many trees over the years and a soil bank, approximately 1.5m high, has also been formed further separating the site from the caravan beyond. No change is proposed to this boundary.

The east boundary is with the garden of the adjacent property Cedar End. As well as a 1.8m high close boarded fence, a mature conifer hedgerow grows along its length. No change is proposed to this boundary.

The south boundary will be formed along the line of some existing landscape features. After coming down the driveway, the boundary will be long the line of the existing rear garden wall and hedgerow. The existing carport will remain in the ownership of the existing dwelling.

The west boundary is primarily adjacent to open fields and is formed by a variety of fences, hedgerows and tree growth. Apart from 5 scot pines which are to be removed to facilitate the construction of the carport, no change is proposed to this boundary.

Apart from the proposed driveway, footpaths and patios shown on the proposed site plan, the site will be remain as lawn. The proposed site plan indicates all of the new and existing landscaping features proposed on the site.

vi) **Performance (Sustainable and Environmental Approach)**

Sustainable and environmental concern is a key design driver of this development. The proposed development hopes to exceed current building regulation energy performance requirements (in line with Local Policy requirements) and be sustainable and environmentally friendly by proposing the following:

1. An Air Source Heat Pump will be installed to provide heating and hot water for the new dwelling. This will remove the properties reliance of fossil fuels.
2. A photovoltaic array will be installed on the south facing elevation. Each of the 13 panels will provide 400w of power so the total array will generate 5.2Kw of electricity for the new house. Furthermore, a domestic energy store will be installed to capture excess energy created. A charging point for electric cars will also be provided in the carport.
3. As many large window/door sets have been provided in the south elevation to maximise solar gain.
4. The internal layouts have been designed to consider orientation with the main living spaces enjoying south-facing aspects.
5. High quality windows and doors will help to reduce heating and energy consumption and prevent the release of considerable emissions of CO2.
6. The house is provided with large areas of opening windows and doors to allow good natural ventilation.
7. The proposed construction of the dwelling will be timber frame and will be highly insulated to provide minimal heat loss through the external envelope.
8. The large areas of glazing prevent the need for artificial lighting during the daytime.
9. Solid construction to ground floors will provide a good level of thermal mass to the building, absorbing heat during the day and releasing latent heat during the night.
10. The overall design and construction will incorporate performance and disabled needs, as per the current building regulations.

6. Access

Access to the site will be through the existing access off Eastergate Lane.

Access to the dwelling and will be disabled friendly and fully compliant with the Part M of the building regulations. The intention is to provide a level hard surface ramped approach. Ideally this ramp will be formed as part of the footpath works and will be laid to run to the level threshold of the principle entrance door. The hard surface will be a minimum of 900mm wide with cross falls of no greater than 1 in 4. There will be a 1.2m long flat landing at the top and bottom of the ramp exclusive to any door or gate swing. For ramps up to 5m long, the maximum gradient will be 1 in 12, for ramps up to 10m long the gradient will be a maximum of 1 in 15. Internal arrangements within the dwelling will be fully compliant with Part M of the Building Regulations.

Means of escape from the dwelling will also be in accordance with the Building Regulations with sufficient space provided around the dwelling to afford easy dispersal in case of emergency.