



1st Floor Chambers
12 Market Square
Windsor
Bucks
MK18 3AF



Erection of four terraced residential dwellings, garden/cycle storage sheds and associated parking utilising the existing access

**Former hotel tennis courts adjacent to
The Royal Norfolk Hotel, West Street,
Bognor**

**Planning and Design and Access
Statement**

July 2018

Planning Portal Reference: pp-07158613

Date: July 2018

Proposal: Erection of four terraced residential dwellings, garden/cycle storage sheds and associated parking utilising the existing access

Site address: Former hotel tennis courts adjacent to The Royal Norfolk Hotel, West Street, Bognor

Applicant: Mr and Mrs D. Skinner

LPA: Arun District Council
Maltravers Rd, Littlehampton BN17 5LF


Agent: ACH Planning Ltd
1st Floor Chambers, 12 Market Square, Winslow, Bucks MK18 3AF


Drawings:

RNHB.PLAN 1	Proposed floor plans
RNHB.PLAN 2	Proposed elevations
RNHB.PLAN 3	Proposed block plan and streetview
RNHB.PLAN 5	Proposed block plan
Inset Plan	
RNHB.LP1250	Location plan

Forms: Detailed Planning Applications
Certificate A and Agricultural Certificate

Supporting Documentation: Design and Access Statement
Planning Statement
Heritage Statement
Photographs

1.0 Introduction

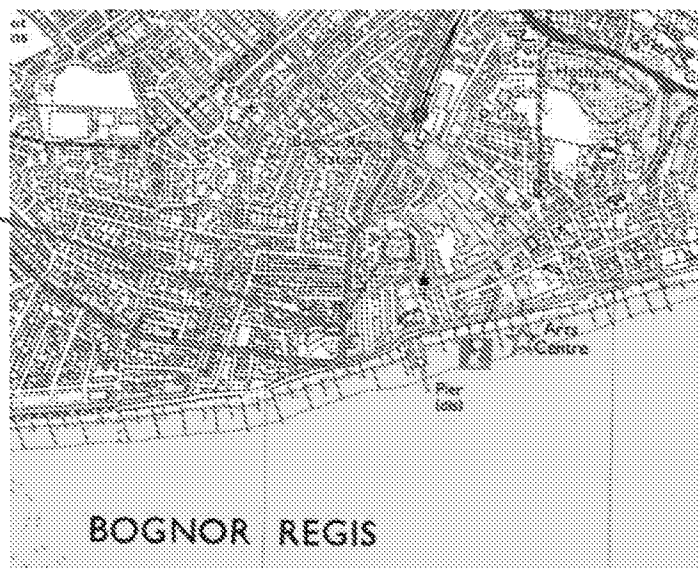
- 1.1 This Planning and Design and Access Statement has been prepared on behalf of XXXXX by Jennifer Wallis for ACH Planning in support of the erection of four terraced residential dwellings, garden/cycle storage sheds and associated parking on the former hotel tennis courts adjacent to The Royal Norfolk Hotel, West Street Bognor.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
- Heritage Impact Assessment by GHM Planning Ltd
 - Plans and drawings prepared by ACH Planning
 - Photographs
- 1.3 This statement describes the application site, its locality and comments on the relevant Development Plan and National policy framework. It also includes a design and access statement to meet the requirements of the Section 42 of the Planning and Compulsory Purchase Act 2004.

2.0 Site and Surroundings

- 2.1 The site lies to the south of Bognor Regis just north of West Beach and to the west of the Town Centre. The site is located to the northeast of The Royal Norfolk Hotel on land connected to the hotel. The site was formerly used as tennis courts, having previously been a kitchen garden. The site is surrounded by a mixture of commercial and residential properties. An area of open space to the hotel lies to the south. The site lies within the designated Conservation Area for Steyne and Waterloo and the Royal Norfolk Hotel is a Grade II Listed Building.
- 2.2 Vehicular access to the site is from West Street to the north of the plot. The proposal would use the existing access which currently serves residential properties to the west. Pedestrian access would be provided to the east from West Street.
- 2.3 The site comprises of a roughly square shaped parcel of land which is currently overgrown and disused. The site is enclosed by boundary treatments with a hedgerow to West Street and to the southern boundary. A 1.8 metre high close boarded fence forms the boundary to the north along the access and to the western boundary with the hotel.
- 2.4 Site location plans and aerial photographs;

Application Site

Application site

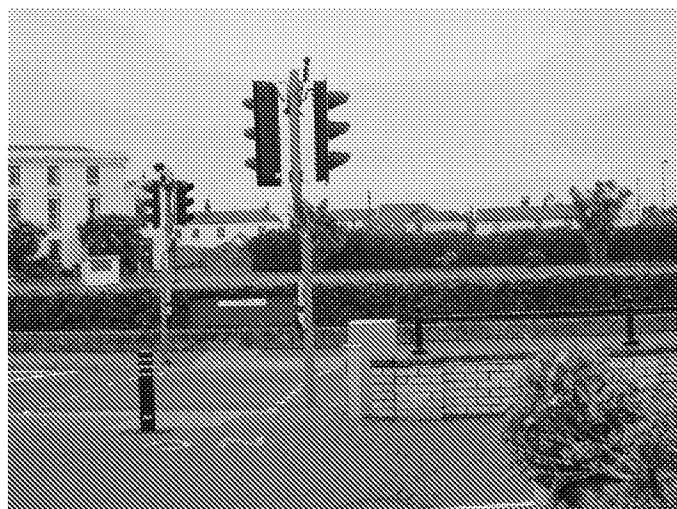


Aerial Photograph of Bognor Regis showing site in context with the settlement

Application site



Photograph of The Royal Norfolk Hotel and application site to the east



3.0 Relevant Planning History

- 3.1 BR/163/15/PL – Phase II development of Norfolk Mews to provide 4 new dwellings (a terrace of 3 and a detached dwelling), associated car parking for 8 cars & landscaping – Refused and subsequent appeal dismissed 13.09.16
- 3.2 BR/67/08 – Modifications to planning permission BR/315/07 – widen units 1-2 & 5-6 by 1.100m. Provide hotel storage building and relocation of bike store. Minor amendments to boundary walling – Approved conditionally 21.05.2008
- 3.3 BR/42/08/L – Application for Listed Building Consent for conversion of former accommodation building to provide 1 no 2 bed flat, 3 no 1 bed flats & 3 no 2 bed flats – Approved conditionally 09.04.2008
- 3.4 BR/184/07 – Mews development comprising 13 No. 1 and 2 bedroom dwellings incorporating conversion of former accommodation building & replacement of derelict stores. Improvements to existing access onto West Street – Withdrawn 31.08.2007
- 3.5 BR/315/07 - Mews development comprising 13 No. 1 and 2 bedroom dwellings incorporating conversion of former accommodation building & replacement of derelict stores. Improvements to existing access onto West Street. Re-submission following application BR/184/07 – Approved conditionally with S106 11.01.2008
- 3.6 BR/315/05 – Residential development comprising 19no. dwellings including the conversion and partial demolition of existing outbuildings, with associated car parking access and landscaping – Refused and subsequent appeal dismissed 07.06.18
- 3.7 BR/254/04 – Residential development of 22 no. dwellings – Refused and subsequent appeal dismissed 26.04.05
- 3.8 BR/253/04 – Application for Listed Building Consent for a residential development of 22 no. dwellings – Refused and subsequent appeal allowed 30.09.14
- 3.9 BR/43/04 - Residential development of 22 no. dwellings – Refused and subsequent appeal withdrawn 23.03.05
- 3.10 BR/44/04/L – Application for Listed Building Consent for residential development of 22 no. dwellings – Refused and subsequent appeal withdrawn 23.03.05
- 3.11 BR/264/82 – Erection of 21 no flats together with car ports and parking – Refused 12.05.1982

4.0 Proposed Development

- 4.1 Planning permission is sought for the erection of four terraced residential dwellings on land formerly used as tennis courts adjacent The Royal Norfolk Hotel, West Street, Bognor Regis.

- 4.2 The proposed dwellings will front West Street and will accommodate a kitchen/dining area, sitting room and w.c. at ground floor. To Plots 2 and 3 the first floor will accommodate two bedrooms both with ensuite and a third bedroom with ensuite and balcony area within the loft. Plots 1 and 4 first floor will accommodate three bedrooms, ensuite to bedroom 1 and bathroom.
- 4.3 Access to the dwellings will be via the existing access road from West Street with a shared parking and turning area to the rear of the properties. Parking for ten spaces can be provided.
- 4.4 A garden/cycle storage shed is to be provided for each property to the rear of the private garden/amenity areas as well as a covered loading parking area.
- 4.5 Each property will have a private garden area and a small frontage area with pedestrian access to West Street. The rear parking area will include hard and soft landscaping.

5.0 Planning Policy

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan relevant to the assessment of this application is the Adopted Arun Local Plan 2011-2031 (July 2018), West Sussex County Council's Waste and Minerals Plans and Bognor Regis Neighbourhood Development Plan
- 5.2 In accordance with the Local Plan Proposals Map, the site is located in the built-up area and within the designated Conservation Area.
- 5.3 The following policies that are of relevance to the proposed development are outlined below:

The Adopted Arun Local Plan 2011-2031 (July 2018)

- 5.4 The Arun District Local Plan 2011-2031 was adopted on the 18th July 2018 and the relevant policies for this proposal are;
- 5.5 Policy SD SP1 Sustainable development – states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.6 Policy SD SP1a Strategic Approach – states that to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services.
- 5.7 Policy SD SP2 Built-Up Area Boundary states that Built-Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

- 5.8 Policy D DM1 Aspects of Form and Design – sets the form and design criteria against which development proposal should have regards to. Relevant to this application are;
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.
 3. Impact - 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.
 4. Innovation - Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
 5. Adaptability - Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.
 6. Crime prevention - Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.
 7. Trees and woodland - All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
 8. Solar gain - Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.
 9. Public realm - Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.
 10. Layout – movement - Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.
 11. Layout – legibility - Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).
 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.
 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.

15. Aspects of form and design quality - Development should also comply with the Arun District Council Design Guide.

- 5.9 Policy D DM2 Internal space standards – states that the planning authority will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.
- 5.10 Policy D SP1 Design states that all development proposals must make efficient use of land and 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 and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character, materials, finish, architectural details and nearby habitats of the site and local area.
- 5.11 Policy ECC SP2 Energy and climate change mitigation states that all new residential and commercial development will be expected to be energy efficient.
- 5.12 Policy ENV DM2 Pagham Harbour states that a. Within Zone A (0-400m from the boundary) as identified on the Policies Maps, development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in Policy DM1 (Designated Sites of Biodiversity or Geological Importance).
- b. Within Zone B (0-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:
- i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
 - ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.
- 5.13 Policy HER SP1 The Historic Environment states that designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance
- 5.14 Policy HER DM1 Listed Buildings states that Proposals affecting statutory Listed Buildings will be required to:
- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
 - b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
 - c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
 - d. Protect the special interest of buildings of architectural or historic interest; and
 - e. Protect, and where possible enhance the setting of the building.
- 5.15 Policy HER DM3 Conservation Areas states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area,

provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area.

- 5.16 Policy H DM1 Housing Mix states that the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance
- 5.17 Policy H SP2 Affordable Housing states that all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.
- 5.18 Policy T SP1 Transport and Development states that the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- 5.19 Policy W DM3 Sustainable Urban Drainage Systems states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

National Planning Policy Framework (NPPF) July 2018

- 5.20 The NPPF makes clear that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and in this respect the NPPF is a material consideration in planning decisions.
- 5.21 At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development that give rise to the need for the planning system to perform a number of objectives; an economic objective, a social objective and an environmental objective.
- 5.22 In addition, the NPPF advises Local Planning Authorities to approach decision taking in a positive and creative way and to approve applications for sustainable development where possible (para 38).

- 5.23 Section 5 of the NPPF relates to delivering a sufficient supply of homes. Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. It goes on to state that LPA's should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.24 Section 11 of the NPPF relates to making effective use of land and planning decisions should promote an effect use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.25 Section 12 of the NPPF, achieving well-designed places, states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities, paragraph 124.
- 5.26 Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.27 Paragraph 127 sets out criteria to ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - 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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.28 The site lies within the designated Conservation Area for Steyne and Waterloo and the adjacent Royal Norfolk Hotel is a Grade II Listed Building. Section 16 of the NPPF relates to conserving and enhancing the historic Environment. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 194 - 195 relates to substantial harm or loss of a designated heritage asset and paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage

asset, this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use.

Neighbourhood Plan

- 5.29 Bognor Regis Neighbourhood Development Plan was adopted in August 2015.
- 5.30 The Neighbourhood Development Plan identifies a number of key objectives which the following are considered relevant to this proposal;
OBJECTIVE 1 To restore and enhance our designated and non designated heritage assets and their settings to the highest standard so that people of all means and abilities can enjoy Bognor Regis' identity as the first English purpose built seaside resort all year round for many years to come.
- OBJECTIVE 8 To plan, design and deliver attractive and lasting buildings and spaces that demonstrate a design approach relating strongly to Bognor Regis' identity as the first purpose built resort and one of the sunniest towns in Britain.
- 5.31 Policy 2 of the NP is considered relevant in the determination of this application. Policy 2 relates to 'Promoting the Seaside Identity' and states that development proposals within the 'Wider Town Centre Area' and concerned with extensions and alterations to the exterior of Designated and Non-designated Heritage Assets and their settings must adhere to a 'Secure, restore and boost our seaside identity first' principle by echoing and responding eloquently and innovatively to the local built environment character and setting.
- 5.32 Policy 8a – Design Excellence – states that development proposals that fail to take the opportunities available for enhancing the local character and quality of the area and the way it functions will not be (permitted) supported. A central part of achieving excellence in design is responding to and integrating with local surroundings landscape and context as well as the built environment through:
- Using good quality materials that complement the existing palette of materials used within the area.
 - Using planting (typical of the south coast) commonly found on the south coast for highway boundaries wherever possible and in keeping with the existing streetscape
 - Ensuring safe access for pedestrians, cyclists and motorists
 - Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact innovative design that is sustainable in its design, construction and operation
 - Promoting high quality spaces and light
 - Adopting the principles of sustainable urban drainage, where appropriate.

Listed Buildings and Conservation Areas Act 1990

- 5.32 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. Section 72(1) imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.

6 Planning Assessment and Justification

- 6.1 The site is situated within close proximity of the town centre of Bognor Regis and is within the main built up area of the town. The site is surrounded by a mixture of commercial and residential properties. The site lies within the designated Conservation Area for Steyne and Waterloo and the Royal Norfolk Hotel is a Grade II Listed Building.
- 6.2 Lying within the main built up area of Bognor Regis, Policy SD SP2 of the adopted Local Plan is supportive of development and states that development should be focused within the Built-Up Area Boundaries subject to consideration against other policies of this Local Plan. An assessment against the other relevant policies of the Local Plan is contained within this statement below.
- 6.3 An application is required to be considered against the Local Plan and other material considerations. The NPPF is a material consideration of some significance because of its commitment to boost housing growth. This means that the application must be considered under the 'presumption in favour of sustainable development' as set out in paragraph 11 which requires harm to be balanced against benefits and refusal only where "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".
- 6.4 The application site lies within the main built up area for Bognor Regis and is considered to be in a highly sustainable location and would be compatible with the intentions of the NPPF.
- 6.5 As the site was previously used as tennis courts for the hotel it can be classed as previously developed land. One of the core planning principles of the NPPF, paragraph 118, is to give substantial weight to the value of using suitable brownfield land within settlements for homes.
- 6.6 The application site is located within the built up boundary for Bognor Regis where the principle of new development is considered to be acceptable, subject to other policies in the development plan. Paragraph 59 states the Government's objective of significantly boosting the supply of homes. Therefore, the principle of housing within a sustainable built up area is supported in terms of local and national policy.
- 6.7 The application site is within 5km of Pagham Harbour Special Protection Area (SPA) and as such Policy ENV DM2 is relevant to the consideration of this application. Policy ENV DM2 states that within Zone B (0-5km) all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:
- i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
 - ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.
- The developer is willing to make a developer contribution to the strategic approach in line with Policy ENV DM2.

Impact on the Character of the Area

- 6.8 The application site is an overgrown parcel of land with robust boundary treatments which prevents clear views onto the land. The site is located to the northeast of The Royal Norfolk

Hotel on land connected to the hotel but does not form part of the formal open space that serves the hotel. The site was formerly used as tennis courts, having previously been a kitchen garden. The site is surrounded by a mixture of commercial and residential properties. An area of open space to the hotel lies to the south. The site lies within the designated Conservation Area for Steyne and Waterloo and the Royal Norfolk Hotel is a Grade II Listed Building.

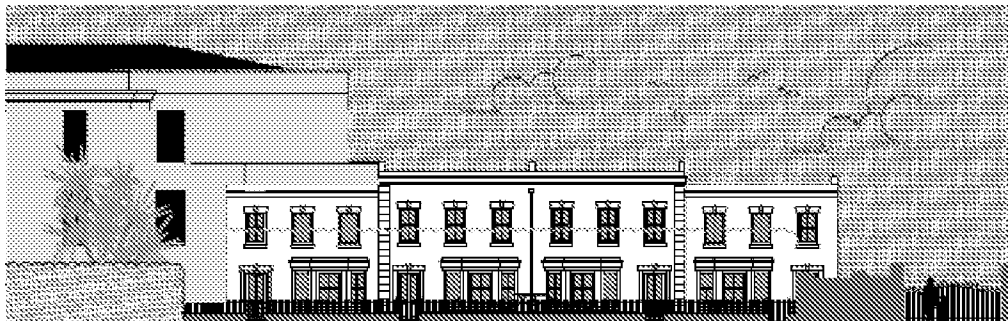
- 6.9 Policy D DM1 of the Arun Local Plan set out the form and design criteria against which development proposal should have regards to. In particular proposals should make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area. 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, and development should also comply with the Arun District Council Design Guide.
- 6.10 Policy D SP1 states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 6.11 As identified, the site lies within the designated Conservation Area for Steyne and Waterloo and there are a number of listed buildings near to the site, particularly the Royal Norfolk Hotel, a Grade II Listed Building, to the west. Policy HER SP1 states that designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM1 relates to listed buildings and the criteria which proposal are required to meet. Policy HER DM3 relates to Conservation Areas and specifies the criteria which proposal are required to meet in order to preserve or enhance the character or appearance of the Conservation Area. Objective 1 of the Neighbourhood Plan is to restore and enhance our designated and non designated heritage assets and their settings to the highest standard so that people of all means and abilities can enjoy Bognor Regis' identity as the first English purpose built seaside resort all year round for many years to come.
- 6.12 The impact of the proposal on the identified heritage assets is assessed below in paragraphs 6.24 to 6.27 and the application has been supported by a Heritage Impact Assessment which should be read in conjunction with this Planning Statement.
- 6.13 The site is located within a mixed-use area and is surrounded by commercial and residential properties with the Royal Norfolk Hotel and its open space to the west and south. West Street to the north and east of the site is characterised by terraced properties which are a mixture of two and three storey buildings. Properties on West Street are of a variety of size and style with a combination of parapet roofs and pitch roofs.

Photograph of properties on West Street to the north of the development site

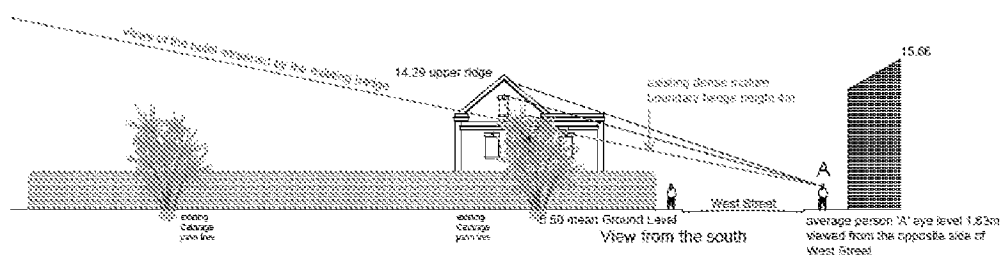


- 6.14 The siting and design of the proposed dwellings have been carefully considered taking into consideration the site characteristics and the previous application refused on the site. The proposal comprises the erection of a terrace of four dwellings with accommodation over two and three floors. The building would be orientated to front onto West Street, set back behind small yards with a brick dwarf wall with railings to denote the boundary with the highway. The central block of two dwellings would project slightly forward of the supporting wings and would comprise three storeys; this section would be the primary part of the structure with a hipped roof set back behind the parapet wall being almost invisible from the street. The supporting wings would be two storey with a parapet wall and would appear as a subservient element to each side.
- 6.15 As stated, the central block is to be three storey. However, due to the careful design of the proposal the second floor would be screened with the use of the parapet wall and a hipped roof. From the road frontage the hipped roof would not be visible in the street frontage and the building would appear as two storey. From the south, the hipped roof is set back into the site and hidden behind the parapet wall. The use of the parapet is a characteristic of the area and in this instance has a dual purpose of screening the roof section behind it.

Plan showing the frontage elevation with the hipped roof invisible to the street frontage

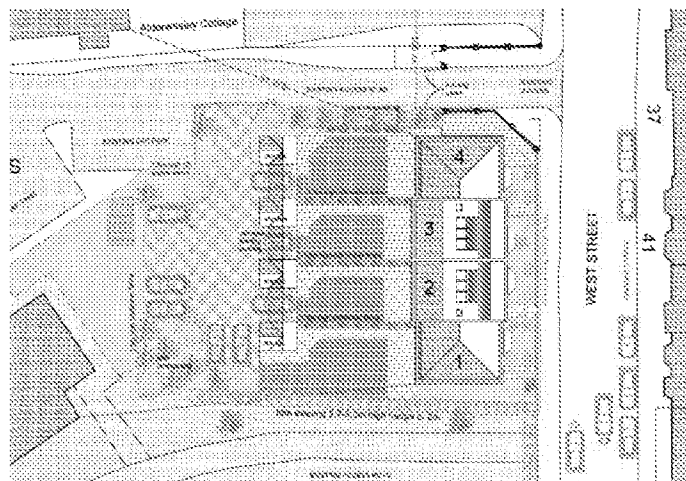


South elevation showing the hipped roof set back behind the parapet wall



- 6.16 The layout has been designed with space to the northern and southern ends of the terrace with generous rear gardens to serve each dwelling. Small storage buildings would be located at the end of the gardens including covered parking, loading and storage areas. Beyond this there would be hardstanding to provide parking.

Proposed layout showing the spacing around the terrace, gardens and parking and separation to the hotel to the west.



- 6.17 The siting of the block has been proposed to reflect the sense of enclosure provided by the traditional development to the north of the site on both the eastern and western sides of West Street. As such, other than the access to the north, the proposed development is intended to be read as a continuation of the development to the north.
- 6.18 The design of the dwellings is intended to respond to the prevailing character and appearance of the terraces along West Street. These are a combination of two and three storeys with the latter used for focal points. The adjacent buildings are generally formal with symmetrical openings and a rhythm that is echoed through the proposal. The use of bay windows, vertical emphasis fenestration, cills, lintels and keystones under a parapet roof, continue the established theme of the traditional development. The use of a pitched roof to the rear portion of the building, also reflects the prevailing development although this would not be unduly visible from the street due to the setback.

Front elevation of proposed terrace block



- 6.19 The form of the building, a linear block, also responds to the prevailing development on the neighbouring sites and the hotel. The depth has been kept deliberately narrow to reflect the traditional depths and to ensure the façade is the most prominent elevation. The scale of the building has been carefully designed to ensure it would appear as a subservient building to the hotel which is the dominant structure in the locality.
- 6.20 The hedging along the southern boundary would be maintained to continue to screen the site. To the frontage a dwarf wall, picking up on the brick wall to the north, and railings, are intended to provide a more formal boundary treatment. The existing hedge is informal and does not respond to the prevailing character along West Street.
- 6.21 Along the northern boundary the private amenity area will be screened by a 1.8m high close boarded timber fence which will have an area of new landscaping to the north to soften this boundary along the existing access road. The hedgerow to the southern boundary will be trimmed to 2 metres in height and the Cabbage Palm Trees to the south of this boundary are to be retained. The western boundary will be a close boarded 1.8m high timber fence. New areas of landscaping are proposed in the form of hard surfacing to the rear parking area and paved areas closest to the dwellings and the private amenity areas will be grassed with the addition of soft landscaping to the front boundary and the rear parking areas.
- 6.22 The proposed landscaping would improve on the character of the area and attractiveness of the site in line with Policy D DM1 and D SP1 of the Local Plan.
- 6.23 Policy 8a of the Neighbourhood Plan states that development proposals that fail to take the opportunities available for enhancing the local character and quality of the area and the way it functions will not be (permitted) supported. A central part of achieving excellence in design is responding to and integrating with local surroundings landscape and context as well as the built environment through:
- Using good quality materials that complement the existing palette of materials used within the area.
 - Using planting (typical of the south coast) commonly found on the south coast for highway boundaries wherever possible and in keeping with the existing streetscape
- 6.24 It is considered, that due to the points made above, that the proposed scheme would represent design excellence. The appearance of the dwellings would be of high quality and the scale and form of the building would respect the surrounding properties. The scheme would respond to and integrate with the local surroundings. The scheme would incorporate landscaping, and the use of materials to match and complement the local context. The proposal would not be in conflict with Policy 8a of the NP and would represent design excellence.

- 6.25 Overall, careful consideration has been given to the siting, design, layout and form/scale of the proposed dwellings and the sensitivity of the site in relation to the identified heritage assets. As well as sensitive landscaping of the site. The proposal would reflect the characteristics of the site and local area and would improve the character of the site. The dwellings are designed to a high standard which reflect the local area. Therefore, the proposal is considered to be compliant with Policy D DM1 and D SP1 of the Arun Local Plan, Policy 8a of the Neighbourhood Plan and the relevant paragraphs of the NPPF.

Impact on heritage assets

- 2.26 The application site itself contains no heritage assets, however, it is adjacent to a number of listed buildings and is within the Steyne & Waterloo Square Conservation Area. As such the application has been supported by a Heritage Impact Assessment which should be read in conjunction with this Planning Statement.
- 6.27 There are a number of listed buildings identified in proximity to the site; The Royal Norfolk Hotel to the west, Norfolk Place and the Lodge to the north and Portland House to the east. With regards to The Royal Norfolk Hotel the proposal has been assessed to not be detrimental to the setting of the grade II Listed hotel or the appreciation of the significance of the heritage asset. In relation to the listed buildings to the north and east the assessment concludes that the development would not harm the setting of these buildings.
- 6.28 In respect of the Conservation Area, the proposed dwellings have been designed to carefully respond to the prevailing massing, scale and appearance of development within this part of the Conservation Area. The existing site is not considered contribute positively to the character or appearance of the Conservation Area and therefore its sympathetic redevelopment and high quality design of the dwellings would enhance the character and appearance of this part of the Conservation Area.
- 6.29 The proposal would not have a harmful impact on any identified heritage assets and therefore complies with the relevant national and local policies and the 1990 Act.

Impact on neighbouring properties

- 6.30 The application site is located to the east of the Royal Norfolk Hotel and forms a parcel of land which has been separated from the hotel for a number of years. To the north and north west are residential properties with a mixture of residential and commercial properties to the east on West Street. To the southern boundary of the site is an access road to the hotel and an area of open space.
- 6.31 Properties to the east are separated by the highway and a distance in excess of 17 meters. The main 'block' of the proposed terrace unit would have an eaves height of 6.532 metre with the roof sloping away from the highway. Due to the height of the proposal there would be no overbearing impact, properties to the east are predominantly three storey. There would be main windows on the frontage elevation facing the properties opposite but due to the scale of the proposed dwellings, distance separations involved and the intervening highway it is not considered that the proposal would have an adverse impact on properties to the east.

- 6.32 This relationship and set back/distance separation is identical to the relationship to the north of the site between properties on the east and west of West Street.

Photograph from entrance showing properties on opposite side of the West Street



- 6.33 Directly to the north of the site is the existing access road which serves The Royal Norfolk Mews and beyond that is No. 40 West Street. This property has a main fenestration facing the development proposal, but this is separated by the access to No. 40 and the existing access road to the site. There would be a distance separation of over 17 metres between the side gable of the proposed plot 4 and the frontage elevation of No. 40. There are two proposed windows in this side elevation, a ground floor w.c and a first floor landing window. It is not considered that the location of these windows would have an adverse impact on the occupier of the property to the north, however, if considered necessary the proposed secondary windows on the north elevation could be conditioned to be obscurely glazed. The design of Plot 4 has been kept with a low roof profile and therefore would have no overbearing impact on this property.
- 6.34 Due to the scale and mass of the building, distance separations involved and the intervening access roads, no habitable windows on the north elevation and no direct overlooking created the proposal would not have any adverse impact on the occupiers of the property to the north.
- 6.35 Further to the northwest is Alderwasley Cottage which is over 31 metres from the rear elevation of the proposal. This property will not be adversely affected by the proposed development.
- 6.36 Located to the west is the Royal Norfolk Hotel. The side end elevation of the hotel is sited over 30 metres from the rear of the proposed dwellings. There are a number of ground and first floor windows on this end elevation but due to the distances proposed the development will not have any adverse impact on the occupier of the hotel to the west.

Photograph of the northeast elevation of the Royal Norfolk Hotel



- 6.37 A previous application for residential units was refused on this site due to the unacceptable relationship between the hotel and the dwelling which was considered to result in a loss of privacy/overlooking to both the temporary occupiers of the hotel bedrooms and the future occupiers of the dwelling. This refusal was appealed in 2016 and the Inspector dismissed the appeal but not on the grounds of living conditions. This proposal has been significantly altered, with a rear unit removed from the proposal and a significant increase in distance separation from the hotel. The relationship between the proposed units and existing hotel is considered to be acceptable and there would be no adverse impact on adjoining occupiers or the living conditions of future occupants.
- 6.38 To the south of the proposed development is an area of open space which will not be affected by the proposed development.
- 6.39 The proposed development would not have a detrimental impact on the living conditions of neighbouring occupiers and would accord with Policy D DM1 of the Arun Local Plan.

Access

- 6.40 The proposed dwellings are to be access via an existing private access leading off West Avenue which currently serves properties to the west. It is not considered that the proposal will significantly intensify the use of this access.
- 6.41 To the south of the access point an area of hardstanding is to be created to provide a shared parking area. Additional covered loading/parking areas are also provided to the west of the dwellings. Cycling/storage sheds are also proposed to serve each property. Adequate parking and turning to serve the proposed dwellings has been provided.
- 6.42 Pedestrian access is to be created from West Avenue from the frontage of the building.
- 6.43 Utilising an existing access and with the adequate provision of parking and turning, and cycle storage, within the site it is not considered that the proposal will create any significant highway safety dangers.

Other Issues

- 6.44 Policy ECC SP2 of the Local Plan states that all new residential and commercial development will be expected to be energy efficient. The buildings must be designed to comply with up to date Building Regulation Standards in terms of energy efficiency. In addition, the developers will be exploring more innovative methods of conserving energy and natural resources. Each property will be provided with a vehicle electric charging point located under the covered loading areas.
- 6.45 Paragraph 11 of the NPPF requires that decisions should apply a presumption in favour of sustainable development. It goes on to state that decision-takers should approve development proposals that accord with an up-to-date development plan without delay. Furthermore, harm needs to be balanced against benefits and refusal only where “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”. There are a number of benefits identified for this proposal. The proposed dwellings would be built to a high quality and would be a visual improvement, enhances the character of the area, and therefore meeting the environmental objective. The proposal would provide for four new dwellings in a highly sustainable location which would comply with the social objective. There are also short term economic advantages in terms of jobs during construction and in the long term a minor increase in household spending, and therefore meeting the economic objective.
- 6.46 The site is a vacant plot of land within a mixed commercial/residential area. Therefore, the proposed development is unlikely to impact on any protected species.
- 6.47 Fundamentally, at the heart of the NPPF is the presumption in favour of sustainable development. The application relates to the provision of 4 no. three bed dwellings which would provide housing to support the community. The dwellings are on a brownfield site which does not contribute positively to the character of the area. The application is therefore compliant with the three dimensions of sustainable development and the proposal is sustainable development under the definition of the NPPF.
- 6.48 The framework places a great emphasis on boosting the supply of housing. This application proposes four dwellings in a highly sustainable location which is also considered to comply with chapter 5 of the NPPF as it would deliver high quality homes within the community which would reflect the needs of the location.

7 Previous Refusal

- 7.1 Planning permission has previously been refused on this site for the provision of 4 new dwellings (a terrace of three and a detached dwelling) associated car parking for 8 cars and landscaping. The application was refused for the following reasons;
1. *By developing within an important open area between the hotel and the town, the proposal will result in harm to the setting of a Grade II Listed Building and will therefore conflict with Arun District Local Plan policy GEN7, Arun Local Plan 2011-2031 (Publication*

Version) policies HER DM1 & HER SP1 and paragraphs 132-133 of the National Planning Policy Framework.

2. *The site is within an area designated as a Conservation Area under Section 69-70 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal by reason of encroachment into an existing open space and the introduction of regular/formal buildings into a streetscene comprising a variety of historic development (which themselves comprise of a number of Listed Buildings and Buildings of Special Character), would conflict with the Local Planning Authority's intention to protect and enhance the visual amenities and environment of such areas and with policies GEN7, GEN22 & AREA2 of the Arun District Local Plan, HER SP1, HER DM2 & HER DM3 of the Arun Local Plan 2011-2031 (Publication Version) and paragraphs 132-133 of the National Planning Policy Framework.*
3. *The siting of the proposed detached dwelling at only 10m from the eastern flank wall of the hotel would result in an unacceptable relationship between the hotel and the dwelling and result in a loss of privacy/overlooking to both the temporary occupiers of the hotel bedrooms and the future occupiers of the dwelling in conflict with paragraph 17 of the National Planning Policy Framework and Policy GEN7 of the Arun District Local Plan.*
4. *The application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to serve the Pagham area and the proposal is therefore not in accordance with Policy ENV DM2 of the Arun Local Plan 2011-2031 (Publication Version) and paragraphs 117-118 of the National Planning Policy Framework.*
5. *The proposed development makes no contribution towards affordable housing provision and is thereby contrary to the aims and objectives of Policy DEV17 of the Arun District Local Plan 2003 and the Council's Interim Affordable Housing Policy adopted on the 18th August 2010.*

7.2 The refusal was subsequently appealed, and the appeal was dismissed on the grounds of the harm to the setting of the listed building and the character and appearance of the conservation and Pagham Harbour. The grounds for refusal on the relationship between the hotel and the dwellings was not accepted by the Inspector and the Council did not wish to defend reason 5 for refusal.

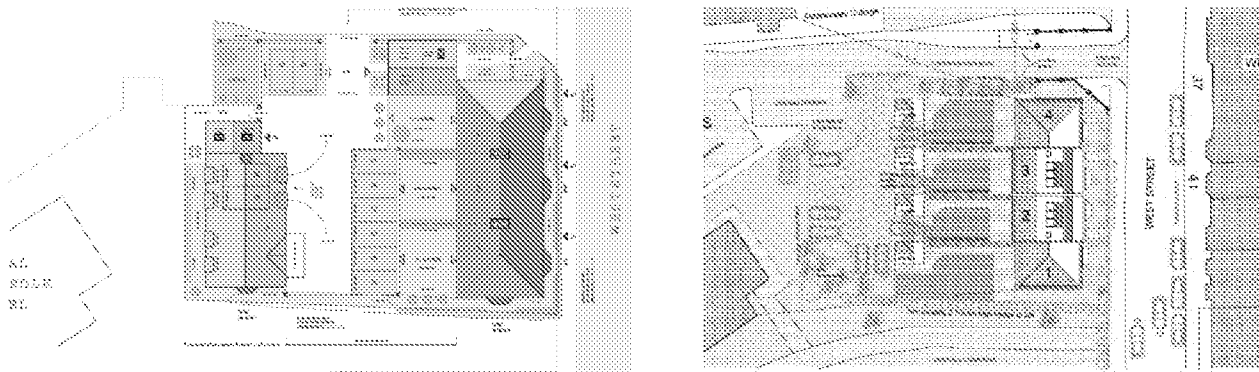
7.3 In considering the appeal the Inspector considered the main issues to be:

- The effect of the proposal in the setting of the Royal Norfolk Hotel and the character and appearance of the Styne and Waterloo Square Conservation Area;
- The effect of the proposal on the Pagham Harbour Special Protection Area; and
- Whether the proposal would provide adequate levels of privacy for future occupants and hotel guests.

7.4 The scheme now presented to the authority has been substantially changed and differs from this previous scheme. The application is supported by a Heritage Impact Assessment and the design, size and scale of the proposal has been significantly altered. As discussed in section 6.0 the proposal is considered to be acceptable in terms of visual amenity and would not be harmful to the identified heritage assets nor would it impact on levels of privacy.

- 7.5 In response to the previous reason for refusal the design and layout of the proposed dwellings have been significantly changed.

Comparison of proposed layout for BR/163/15/PL and this current application

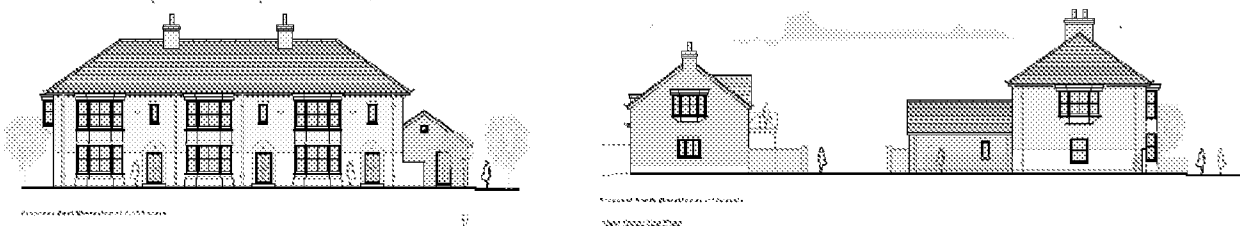


Refused block plan BR/163/15/PL

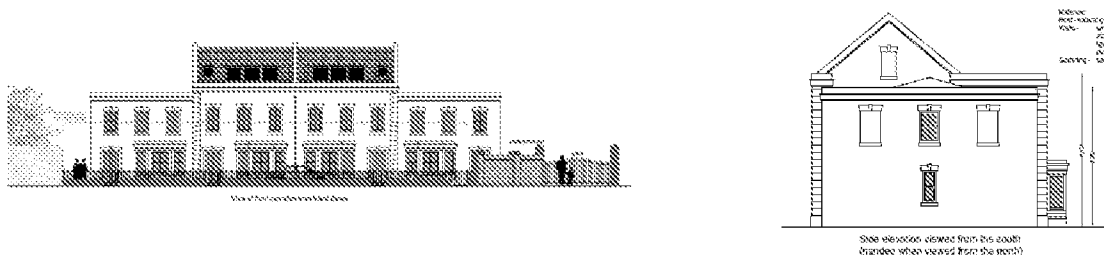
Proposed block Plan

- 7.6 The scale of the proposed dwellings has been significantly reduced and the unit to the rear of the site removed. This provides for a large distance separation between the proposed dwellings and listed hotel and the proposal would not affect the spacious setting of the hotel.
- 7.7 A further significant change to the proposed scheme has been the redesigning of the proposed dwellings. The design has been significantly changed and is more responsive to the prevailing architecture, scale and massing and would not compete with the visual prominence of the hotel.

Comparison of proposed elevations for BR/163/15/PL and this current application



Proposed Elevations BR/163/15/PL



Current Proposed Elevations

- 7.8 Careful consideration has been given to the design, scale and layout of this application, particularly in response to the relationship to the identified heritage assets. The application proposes to redevelop an unused site which does not contribute positively to the character or appearance of the Conservation Area and has been designed so as not to be detrimental to the setting of the grade II Listed hotel and the appreciation of the significance of the heritage assets.

8 Design Considerations

Amount

- 8.1 The proposed development relates to the creation of a terrace of four dwellings with accommodation over two and three floors. Each property will have three bedrooms. To the rear of the terrace block private rear amenity space will be provided as well as a small storage building. Beyond the private space is a shared parking and turning area. The proposed dwellings would be in keeping with the scale and density of surrounding properties and will have no adverse impacts upon the character and appearance of the locality, and will, integrate satisfactorily with the existing built form. The proposed development will have no material or adverse impact upon the character and appearance of the locality. It will complement and re-enforce the existing pattern of development.

Layout

- 8.2 The proposed terrace will be oriented to front West Street, set back behind small yards with a brick dwarf wall with railings to denote the boundary with the highway. Plots 2 and 3 will project slightly forward from Plots 1 and 4. The layout of the proposal includes space to the northern and southern ends of the terrace as well as adequate private amenity space to the west. At the end of each rear garden area is a proposed storage building and covered parking/loading area. Further to the west beyond the private amenity space is a hardstanding area for parking. The parking is to be accessed from the existing private access road to the north which lead to West Street to the east.
- 8.3 The layout is considered appropriate in its context and will complement the existing pattern of development.

Scale

- 8.4 The application proposes the erection of a terrace block of four dwellings. The block has been designed with a central block of two dwelling which are to be three storey and slightly projecting forward. Either side of the central block would be a subservient supporting wing which would be two storey with a parapet wall.
- 8.5 In total the properties would have a footprint measuring 26 metres frontage by 9.2 meters extending to 10 meters depth. The eaves would have a height of 5.9 meters extending to 6.5 meters with a ridge height of 6.5 meters extending to 8.8 meters. Small garden/cycle storage sheds are proposed to the rear of the building with external measurements of 4 meters by 3 meters and a ridge height of 3 meters.

- 8.6 The scale of the building has carefully considered. The scale of the building ensures that it will be subservient to the hotel to the west and respect surrounding properties. The proposal would not dominate or impact upon the wider area.

Landscaping

- 8.7 The site comprises of a roughly square shaped parcel of land which is currently overgrown and disused. The site is enclosed by boundary treatments with a 4 metre high hedgerow to West Street and a 3.3 metre hedgerow to the southern boundary. A 1.8 metre high close boarded fence forms the boundary to the north along the access and to the western boundary with the hotel.
- 8.8 The application proposes to remove the existing hedgerow to West Street and replace it with a brick dwarf wall with railings above. Along the northern boundary the private amenity area will be screened by a 1.8m high close boarded timber fence which will have an area of new landscaping to the north to soften this boundary along the existing access road. The hedgerow to the southern boundary will be trimmed to 2 metres in height and the Cabbage Palm Trees to the south of this boundary are to be retained. The western boundary will be a close boarded 1.8m high timber fence.
- 8.9 New landscaping is proposed in the form of hard surfacing to the rear parking area and paved areas closest to the dwellings. The private amenity areas will be grassed with the addition of soft landscaping to the front boundary and the rear parking areas.

Appearance

- 8.10 The terraced block has been designed as a central block with two subservient wings. The design of the linear block responds to neighbouring development and the depth of the building has been kept narrow to respect and compliment existing buildings. The design of the dwellings is intended to respond to the prevailing character and appearance of the terraces along West Street. The adjacent buildings are generally formal with symmetrical openings and a rhythm that is echoed through the proposal. The use of bay windows, vertical emphasis fenestration, cills, lintels and keystones under a parapet roof, continue the established theme of the traditional development. The use of a pitched roof to the rear portion of the building, also reflects the prevailing development although this would not be unduly visible from the street due to the setback. The overall appearance of the building would be sympathetic to the overall character and appearance of the locality.

Access

- 8.11 Situated on West Street the proposed dwellings are to be access via an existing private access road to the north of the development which leads off West Street to the east of the site and currently serves residential properties to the west of the plot. The access is to be retained and an area of hardstanding provided to the west of the plot for parking and turning. Pedestrian access would be provided to the east from West Street.

9 Conclusions

- 9.1 Paragraph 11 of the NPPF requires that decisions should apply a presumption in favour of sustainable development. It goes on to state that decision-takers should approve

development proposals that accord with an up-to-date development plan without delay. The NPPF also requires harm to be balanced against benefits and refusal only where “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”. As demonstrated within the statement the proposal is considered to be compliant with the adopted Local Plan and the framework as the proposal represent sustainable development which boosts the supply of housing within a highly accessible location. The development of an unused previously developed parcel of land would enhance this part of the Conservation Area and lead to the regeneration of the area should be given substantial weight under paragraph 118 of the NPPF. The proposal has been designed to have no harm on the identified heritage assets and would therefore be environmentally sustainable. Economically, the proposal would bring short-term advantages in respect of jobs during construction and in the longer term would represent a minor increase in household spending. The proposal would not be harmful to the character and appearance of the area, neighbouring properties or highway safety. The identified benefits of the application outweigh any harm and as such the application should be approved in line with the development plan and the NPPF.

Author: Jennifer Wallis BSC(Hons) DipTP MRTPI