

Planning/Design & Access Statement

**Erection of 4 no. 3-bed dwellings, 1 no. detached garage, parking
and alterations to existing access and driveway**

Land to the rear of 41-47 Pevensey Road, Bognor Regis

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Henry Adams LLP, Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

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1. Introduction

- 1.1 This statement has been prepared on behalf of Mr John Parsons to accompany this full planning application for the erection of 4 no. 3-bed dwellings and 1 no. detached garage on land to the rear of 41-47 Pevensey Road, Bognor Regis. The proposal includes altering the existing crossover and access drive between Nos. 43 and 45 and the demolition of an existing conservatory and lean-to extension on the rear of No. 43 to secure the improvements.
- 1.2 In terms of the planning history, planning permission was refused in 2008 for the demolition of Nos. 41 and 43 and their replacement with two smaller dwellings on the site frontage to facilitate an access road to serve a further eight dwellings on the land to the rear. A subsequent appeal against the refusal of planning permission was dismissed in 2009. In dismissing the appeal the Inspector confirmed that the proposal would not be un-neighbourly or out of keeping with the character of the area but found that the impact on preserved trees unacceptable along with concerns about the open space provision.
- 1.3 In 2016, a new proposal was submitted for the development of this site comprising the erection of 4 no. 3-bed houses, 2 garages and alterations to the existing access (BR/200/16). A number of technical matters arose during the consideration of the application including the size of the root protection areas for preserved trees, ecology, surface water drainage and on-site refuse collection. The application was therefore withdrawn to enable further specialist advice to be obtained. The advice received has informed revisions to the layout of the site and the design of the proposed dwellings and now forms the basis of this revised submission.
- 1.4 The application still proposes the erection of 4 no. 3-bedroom dwellings but the integral garage with study above has been removed from Plot 2 to enable the development to be moved away from the preserved trees on the south-eastern boundary. A new Arboricultural Report accompanies the application which details the revised root protection areas and the measures for their protection during building works. The double garage which was previously proposed to be located adjacent to this south-eastern boundary has been deleted and replaced with open parking bays to be constructed in accordance with the Arboriculturalist's recommendations.
- 1.5 The application is also accompanied by an Ecology Report which confirms the absence of protected species but suggests measures which can be incorporated into the scheme to enhance biodiversity. An Engineer's Report also accompanies the application which considers the history of surface water flooding in the area and proposes a floor level to ensure the proposed properties are not at risk. This floor level has been incorporated into the design of the individual dwellings.
- 1.6 On the final matter of refuse collection, following discussions with both West Sussex County Council and the Refuse & Recycling Department, the preferred kerbside collection is now proposed. This eliminates the requirement for a refuse vehicle to turn on-site which was feasible but restricted by the potential for on-street parking in the locality. The layout continues to allow for a fire appliance to enter and turn on-site.

- 1.7 This Planning Statement deals with these matters in greater detail and also seeks to demonstrate that the proposed layout will protect the character of the area and amenities of adjoining residents (matters which were not of concern to the Inspector in the 2009 appeal). In all respects, it will be demonstrated that the proposal is compliant with the Development Plan.
- 1.8 It is acknowledged that the proposal lies within the buffer zone of Pagham Harbour SPA and that a contribution will be required for mitigation against the additional recreational disturbance. A draft bi-lateral agreement is included with the application for completion and payment to be made prior to a decision on this application.

2. The Application Site & Its Surroundings

- 2.1 The application site is located within the built-up area of Bognor Regis, to the north-west of the town centre. It is located on the south-western side of Pevensey Road close to the junction with Frith Road. The area is characterised by medium density housing comprising a mix of detached, semi-detached and terraced properties. Given this varying nature of development in the locality, there is no uniformity in plot sizes, size of dwellings or positioning of the dwellings. In this respect, whilst many properties follow the road frontage, there are many instances where dwellings are set back from the road behind areas of open space or form small cul-de-sacs off the main road.
- 2.2 The application site includes the frontage properties of Nos. 43 and 45 Pevensey Road. Each of these properties comprise one half of a pair of semi-detached properties separated by an existing vehicular access which serves the garaging and ancillary buildings to the rear. The garden to each property extends over 50m in length and wraps around the rear gardens of their respective neighbouring properties, Nos. 41 and 47. The site is generally level although dips slightly so that it sits lower than the frontage properties and rises slightly again in the southern corner. There is a group of mature trees at the end of the garden to No. 45 a number of which are protected by a TPO. The rest of the gardens contain mainly shrubs and fruit trees.
- 2.3 As well as Nos. 41 to 47 Pevensey Road, the application site is bounded on all other sides by residential properties and their associated curtilages. On the south-east side the site is bounded by the garden to No. 39 Pevensey Road which is a single-storey dwelling with a garden running the length of the south-eastern boundary of the application site. The walnut tree and ash tree within that garden (close to the boundary of the application site) are preserved by a TPO. To the south-west lies the properties in Arun Way and the rear gardens of Nos. 22 to 26 abut the south-western boundary of the application site. To the north-west Nos. 49 to 55 Pevensey Road are located at right angles to the application site with the rear gardens of Nos. 53 and 55 abutting the north-western boundary.



Google aerial view of site

3. The Application Proposal

- 3.1 The application once again proposes the erection of 4 no. 3-bed dwellings on the land which forms the rear gardens to Nos. 43 and 45 Pevensey Road which extend behind the rear gardens of Nos 41 and 47. The dwellings will be arranged as two pairs of semi-detached properties and one, Plot 2, will have an integral garage. Plots 1 and 2 are in a similar position to that proposed under the previous application. Plots 3 and 4 have been repositioned further away from the south-eastern boundary by the deletion of the garage to plot 3 to have regard to the revised root protection areas. The dwellings are also positioned on the plot to take account of neighbour amenities, a matter which was not raised as a concern during the consideration of the previous proposal.
- 3.2 One double garage is proposed on the north-west boundary of the site between Plot 1 and the rear boundary of No. 47 Pevensey Road. The garage on the south-eastern boundary which was previously proposed has now been removed and replaced with 5 no. parking bays.
- 3.3 The existing access between Nos. 43 and 45 is proposed to be adapted to serve the new development by the demolition of additions to the rear of No. 43. The existing crossover will be adapted to ensure a width of 4.5m to enable two cars to pass at the entrance to the site. The layout will allow for on-site turning for a fire appliance. An area for bins is proposed within each residential curtilage and a collection area adjacent to the access is proposed to facilitate kerb side collection. A shed is proposed in each garden for cycle storage.

4. Planning Policy

- 4.1 Government planning policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the framework is the presumption in favour of development which should be seen as a golden thread running through both plan making and decision taking (paragraph 14). For decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole or where specific policies in the framework indicate development should be resisted.
- 4.2 Paragraph 49 states that housing applications should be considered in the context with the presumption in favour of sustainable development. Paragraph 53 states that LPAs should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The emphasis is therefore on 'inappropriate developments' and not an embargo on all garden land development.
- 4.3 Local development plan policies are contained within the Arun District Local Plan 2003 and saved policy GEN7 is considered to be the most relevant to the determination of this application. The policy deals with the form of the development and states that it will be permitted providing it meets the specified criteria.
- 4.4 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of these very large gardens and brings forward new homes in a sustainable location.
- 4.5 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development which is in-keeping with the pattern of development in the locality and, due to its location, does not cause harm to the character of the public realm.
- 4.6 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built-up area of Bognor Regis, it meets this requirement being accessible to alternative modes of transport, shops and services.
- 4.7 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwellings can be accommodated on the site without any harm to any established amenities.
- 4.8 Criterion (v) seeks to ensure that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application

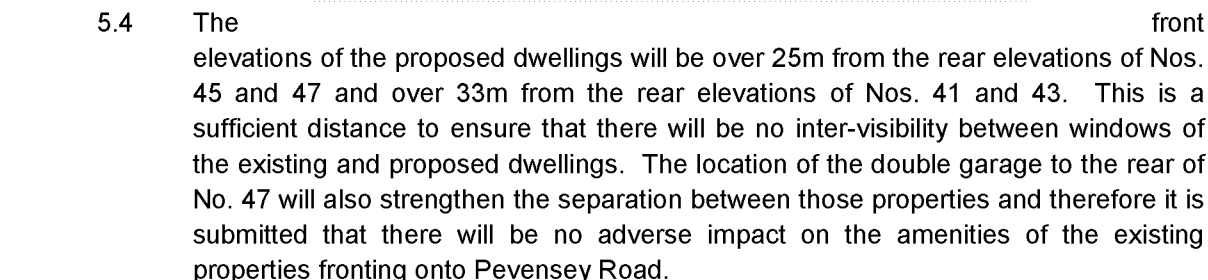
site is located between established residential properties and therefore there are no adverse impacts which affect the residential use of this site.

- 4.9 Criterion (vi) deals with the retention of open or wooded areas. The application site comprises existing garden land so does not affect any open or wooded areas.
- 4.10 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The access has been designed to provide sufficient space for two vehicles to pass at the entrance of the site with sufficient visibility to ensure the safe movement of vehicles on and off the public highway. On-site turning is available to ensure that vehicles, including a fire appliance, can enter the site, turn and leave in forward gear. It is therefore concluded that this criterion is complied with.
- 4.11 It is therefore concluded that the application has accordance with policy GEN7. Furthermore, when assessed against the NPPF it is considered that it represents an appropriate form of development and any adverse impacts of permitting the development are not of sufficient harm to outweigh the benefits of bringing forward a development on this sustainable site.
- 4.12 The local planning authority has adopted for development control purposes external space standards in the design section of the emerging local plan. The garden space for both the proposed and existing dwellings exceeds the minimum depth and area requirements set out in that policy. The dwellings have also been designed to comply with the National Space Standards for a 3-bed, five-person dwelling.
- 4.13 The made Bognor Regis Neighbourhood Plan seeks, through Policy 8a, to achieve design excellence by taking opportunities to enhance local character and the quality of the area and responding to the built environment by, amongst other matters, the use of good quality materials, the provision of safe access for pedestrians and cycles, the provision of adequate refuse and recycling storage, promoting high quality spaces and light and adopting the principles of sustainable urban drainage where appropriate. The principles identified in the Neighbourhood Plan have been incorporated into the scheme.

5. Design & Layout

- 5.1 The layout of the site has been designed to provide for four new dwellings arranged as two pairs of semi-detached properties; one pair located to the rear of Nos. 41 and 43 Pevensey Road and the second pair located to the rear of Nos. 45 and 47 Pevensey Road.
- 5.2 The dwellings are proposed to be located within the plot to allow for parking and turning to the front of the dwellings and private amenity space to the rear. The layout is also informed by root protection areas of the existing trees, particularly those the subject of a Tree Preservation Order. In this respect, Plots 1 and 2 have been set slightly at an angle to improve the outlook from the rear of Plot 2 having regard to its relationship with the preserved tree in the centre of the site. This positioning also provides are greater separation between the north corner of Plot 1 and the rear

5.3 Plots 3 and 4 have been repositioned further into the site away from the south-eastern boundary and outside the root protection areas of the preserved trees. This has been achieved by the removal of the integral garage to Plot 3.



5.5 The rear gardens of the proposed dwellings will be generous and significantly exceed the requisite 10m set out in the emerging Local Plan Policy. As a result, there will be more than sufficient separation distance between the rear elevations and the properties in Arun Road. Plot 4 will abut the rear garden of No. 39 Pevensey Road but with a distance of 3.8m to the boundary and again careful consideration has been given to the treatment of this elevation which will not have any windows to any habitable rooms on that south-east side.

5.6 The proposed dwellings have been designed as two pairs of semi-detached properties and within each pair, the dwellings are off-set from one another. This adds

interest to the layout and the integral garage on Plot 2 with its lower ridge level provides a visual separation between the two pairs of properties. The eaves level of the dwellings have been used to provide variety with the front elevations of Plot 1 and 3 having its first floor windows at eaves level whilst Plots 2 and 4 have full height eaves levels. Plots 1 and 3 will be constructed with multi-stock brick whilst Plots 2 and 4 will have feather edge boarding again to provide interest in the use of materials. The roofs will be clad with plain tiles with bonnet hips.

- 5.7 Each dwelling will have a living room, kitchen/diner and WC at ground floor level with three bedrooms (one en-suite) and a bathroom at first floor level. Plot 2 will additionally have a study over the integral garage.
- 5.8 The rear amenity space to Nos. 43 and 45 will be protected by close-boarded fencing and the relationship with the existing drive is not dissimilar to that in the 2008 proposal which was for eight dwellings to be served by it. The number of vehicle movements will therefore be less and the retained gardens will be larger resulting in an improvement to amenities over and above the refused scheme, a matter which the Inspector found to be acceptable.

6. Parking and Access

- 6.1 Each new property will be provided with two allocated parking spaces. Plot 1 will have a garage space with a space in front, Plot 2 will have its integral garage with a space in front, Plot 3 will have a bay in front of the property and one space in the parking area and Plot 4 will have two spaces within the parking area. The remaining spaces will be for the existing properties at Nos. 43 and 45 and visitors. The existing properties will retain one space in their front gardens. There will therefore be a total of 14 spaces to serve the existing and proposed dwellings which accords with the Total Access Demand Calculator for 6 no. 3-bed dwellings with two allocated parking spaces each.
- 6.2 The existing access will be improved to provide a width of 4.5m at the entrance of the site to enable two cars to pass at its junction with Pevensey Road. The existing access drive will be improved to a width of 3.5m which can be accommodated following the demolition of the existing conservatory and lean-to extension on the side and rear of No. 43. A turning area will be available in front of the proposed properties and this is sufficient for a fire appliance to turn and leave the site in forward gear. The layout plan also demonstrates by virtue of a swept path, that a fire appliance can turn into the site from the centre of the carriageway (allowing for parked cars on either side of the road) but it is envisaged that access protection lines will be required on the highway to prevent vehicles parking right up to the access point.

7. Local Validation Requirements

Flood Risk

- 7.1 The site is not located in an area at risk from tidal or fluvial sources. The land is however shown to have a low to medium risk of flooding from surface water on the surface water flood map and it is therefore necessary to ensure that the new

dwellings will not be at risk from such flooding. A drainage engineer has been appointed to undertake investigations and discussions with the local authority engineers. His report accompanies this application and recommends a finished floor level of 6.62m AOD. This floor level has been incorporated into the design of the dwellings and there will be no raising or lowering of existing ground levels. The void space underneath the dwellings will provide flood storage capacity.

Foul & Surface Water Drainage

- 7.2 The proposed development will connect to the public foul sewer. The accompanying Surface Water Drainage Strategy confirms that a SUDS system will be employed if infiltration rates are acceptable. If rates are too low or ground water levels too high then a controlled discharge to the land drain running along the rear of the site can be provided.

Bin Storage & Collection Provision

- 7.3 A bin store will be provided within the garden of each property and two bin collection areas are proposed adjacent to the access road close to the site entrance. Residents will take their bins to the bin collection point for roadside collection by the local authority refuse and recycling service. This negates the need for a vehicle to enter the site.

Biodiversity

- 7.4 A Biodiversity Survey accompanies this application. This found no evidence of any protected species on the site but suggests that slow worms could be present and recommends vegetation being kept close cut to discourage reptiles from taking up residence. Mitigation and enhancement measures are also proposed which include the provision of a Bat Box on the south-east face of Plot 4, an uncut area of garden across the bottom of each plot and potentially a pond as well as additional planting which will take place in any event to landscape the site.

Trees

- 7.5 An Arboricultural Impact Assessment accompanies this application and defines the root protection areas for the trees to be retained on the site which includes those covered by a Tree Preservation Order. The layout of the site has been designed to have regard to these root protection areas and the report sets out measures for the protection of the trees during construction.

8. Conclusion

- 8.1 The application proposal provides for four new dwellings within this established residential area. Whilst located in a backland position, it makes effective use of these very large gardens and, given the particular characteristics of the site and its surroundings, does not cause any unacceptable adverse impacts and represents a

form of development in-keeping with the locality. The proposed dwellings would not be visible in the public realm and as such would not impact on the character of the street scene, however they have been designed to provide a high-quality development and respects the amenities of adjoining residents. The dwellings meet the external space standards and comprise generous plot sizes appropriate to their context.

- 8.2 This application deals with the technical matters raised during the consideration of the previously withdrawn application and now incorporates appropriate measures to protect the existing trees, ensure the dwellings are resilient to surface water flooding and enhance biodiversity on the site. In all respects therefore it is considered that the proposal is compliant with the NPPF and the relevant policies of the Local Plan. There is no identified material harm arising from the proposal and therefore the presumption is in favour of this sustainable development.
- 8.3 In the 2009 appeal decision, the Inspector did not find any harm to the character of the area or the amenities of adjoining residents from the development of this site; a material consideration in the determination of this application. The main issue was the protection of existing trees on the site and this matter has now been satisfactorily addressed. It is therefore requested that planning permission is granted for this new proposal.