

HENRY ADAMS

PLANNING DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION SINGLE ATTACHED DWELLING

55 OCKLEY ROAD, BOGNOR REGIS, WEST SUSSEX

1. NATIONAL GUIDANCE

- 1.01 Planning Policy Statement 1 and Planning Policy Statement 3 require local planning authorities to use land within the urban areas effectively and efficiently in the provision of new housing.
- 1.02 Preference will be given to the development of land within the defined built up areas especially where the land is located within a sustainable location.
- 1.03 PPS3 has recently been changed by the coalition Government to remove private gardens out of the definition of "previously developed land" and remove the national minimum density requirement of 30 dwellings per hectare.
- 1.04 Individually the changes to PPS3 relating to the definition of PDL and housing densities do little to change the current local approach to development but gives more emphasis to be placed on local "character" issues.
- 1.05 Nonetheless PPS3 continues to promote the efficient use of land as does the Arun District Local Plan so that development of garden land in itself does not justify refusal as there may be many cases where proper analysis shows that development is acceptable whilst maintaining local character.
- 1.06 As the current local plan policies are presumptive in development coming forward from the built up area and using land effectively and efficiently in the provision of housing, it remains important that land which is otherwise suitable for development is not unnecessarily sterilised or under used which is not the rationale behind the PPS3 amendments.
- 1.07 It is considered in this particular instance that local character is preserved by the application proposal and that there is an acknowledged accordance with local densities and the existing pattern of development.
- 1.08 Planning Policy Guidance Note 13 advises that on-site parking provision is not required for residential development where sites are located close to town/city centres where good public transport facilities are available and where there is close proximity to employment opportunity and services.
- 1.09 The application site comprises previously developed land being part of the garden of No. 55 Ockley Road and is situated within the existing urban area of Bognor Regis whereby there is a presumption in favour of development and is located close to the town centre within easy walking distance of Bognor Railway Station and therefore, is sustainable in nature.
- 1.10 The application proposal therefore accords in principle with Development Planning Policy Guidance.

2. LOCAL DEVELOPMENT PLAN CONSIDERATIONS

- 2.01 Policy GEN7 of the Arun District Local Plan sets out the criteria against which new development proposals will be assessed.
- 2.02 Criterion 1 requires development to make efficient use of land in the provision of new residential development achieving net densities of at least 30 dwellings per hectare. The application proposal is compliant with the policy.
- 2.03 Criterion 2 requires that development responds positively to the identified characteristics of the site and respects and enhances local distinctiveness.
- 2.04 Although the planning application is in outline form only, there is attached an indicative street scene elevation which demonstrates the type of property envisaged.
- 2.05 It is considered that a dwelling of this nature and architecture responds positively to the characteristics of the site and adjoining development and will therefore enhance local distinctiveness.
- 2.06 Criterion 3 seeks to promote sustainable development and as the site is within walking distance of Bognor town centre and the railway station, it is sustainable in nature.
- 2.07 Criterion 4 requires that development does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and this has been a principal consideration in the derivation of the form and type of property envisaged for the site.
- 2.08 The configuration of the proposed new dwelling has had regard to protecting the amenities of residents within No. 57 Ockley Road adjoining the site to the north which has been split into 2 no. flats.
- 2.09 There are windows located within the southern elevation of No. 57 which although secondary in nature, need to remain open to sunlight and daylight.
- 2.10 The proposed house therefore, has regard to this requirement and does not impinge upon established amenity.
- 2.11 Moreover there are no windows proposed within the northern elevation of the proposed dwelling and therefore the design will preclude any overlooking or loss of privacy.
- 2.12 The relationship with No. 55 is appropriate, being an extension to that property and again there will result no loss of amenity.
- 2.13 It is therefore concluded that the proposal is compliant with Criterion 4.
- 2.14 Criterion 5 requires that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property and as the adjoining properties are residential it is not considered that any adverse impact will occur.
- 2.15 Criterion 6 relates to the retention of significant open or wooded areas and is not relevant to the application proposal.
- 2.16 Criterion 7 requires the development to allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

- 2.17 As is common with other properties in Ockley Road and having regard to its town centre location, there is no car parking provision included within the proposal and therefore priority is given to pedestrians with the provision of a pedestrian link onto the existing footpath network.
- 2.18 Criterion 8 relates to parking provision which as previously explained is not relevant to the application proposal.
- 2.19 In conclusion therefore it is considered that the proposed new dwelling is compliant with Policy GEN7 and its attached criteria.

3. RESPONSE TO CONTEXT

- 3.01 See above.

4. AMOUNT

- 4.01 The application proposal relates to a single dwelling house and although in outline form only, the indicative floor plans attached with the application demonstrate accommodation comprising a kitchen, living room and WC on ground floor; with 2 no. bedrooms and bathroom on first floor. The overall floor area of the proposed dwelling is approximately 80m².

5. LAYOUT

- 5.01 The siting of the proposed new dwelling has been dictated by attaching it to No. 55.

6. SCALE

- 6.01 The height of the proposed dwelling is approximately 7.9m to ridge and 5.5m to eaves.

7. APPEARANCE

- 7.01 The appearance comprises a reserved matter and therefore is left to be considered at the detail stage.
- 7.02 However, attached with the planning application is an indicative elevation to demonstrate the architecture and type of property which is considered to be appropriate and it will be noted that the architecture and design mimics Nos. 53 and 55 Ockley Road which is considered to be the appropriate way of dealing with the design issues relating to a new dwelling on the application site.

8. ACCESS

- 8.01 There is no vehicular access or parking provision provided with the planning application with emphasis being placed upon the pedestrian and the associated close linkages to Bognor town centre and public transport facilities.

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