

Planning, Design & Access Statement

***86 Annandale Avenue, South Bersted,
Bognor Regis, West Sussex PO21 2EX.***

***Proposed erection of a first-floor rear extension
and the provision of two two-bedroomed flats
(Resubmission of application BR/42/18/PL).***



Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Annandale Developments Ltd

 **Robert Tutton**
Town Planning Consultants Ltd

23 Romney Avenue, Farnham, Hampshire, PO14 0TB

Introduction

This Statement supports the full planning application for the erection of a first-floor rear extension to the block of flats at 86 Annandale Avenue in South Bersted and the provision of two two-bedroomed flats.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to flatted accommodation, amenity and design and should be read in conjunction with the other supporting documents.



The site viewed from the northwest, on Chichester Road.

Context



The site, viewed from the southeast on Chichester Road.

This irregular-shaped site of **0.079 hectare** lies at the junction of Annandale Avenue with Chichester Road in South Bersted, within Arun District Council's administrative area and close to a wide range of local services and facilities.

Regardless of whether one approaches the site from the southeast on Annandale Avenue or from the northwest/southeast on Chichester Road, public views of the rear element of the building are blocked by substantial frontage development and vegetation. The site is contained on its northeast and southwest boundaries by

brick walls two metres in height and tall trees.

Residents of this locality enjoy safe and convenient access to 'The Richmond Arms' and 'The Prince of Wales' public houses (a minute's walk, to the southeast), the Chichester Road local centre (two minutes walk, to the northwest), Bognor Regis 'War Memorial Hospital' (3.5 minutes walk, to the north), a 'Premier' convenience store (3.75 minutes walk, to the northeast) for the purchase of provisions and newspapers, 'First Steps' nursery (5 minutes walk, to the northwest), 'Hotham Park' public open space (five minute's walk, to the southeast), 'South Bersted CofE Primary School' (six minute's walk, to the northwest) and Bognor



The site, viewed from the east, on Chichester Road.

Regis station (6.5 minutes walk, to the south). Residents may travel a little further into the town centre of Bognor Regis (nine minute's walk, to the southwest), where a wide range of services and facilities is offered.

Immediately to the northeast of the site, Chichester Road forms part of the route followed by eight regular bus services (nos.61/62, 66A/66C, 68, 700, the 'Coastliner' 905 and the 'Star' U7/U7N) that take passengers west to Chichester town centre via North Bersted and Walberton to Portsmouth city centre or southwest to Bognor Regis town centre and then east to Littlehampton via Felpham.

While it is evident that residents of this locality do not *need* to use a private car to enjoy good access to services (ie. it is an accessible, sustainable location), a dropped kerb is already in place on the Annandale Avenue frontage, to enable two cars to be parked on the forecourt. The provision of secure on-site facilities for bicycle storage would promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 102 of the 'National Planning Policy Framework' (NPPF2) re. 'Promoting sustainable transport'.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of NPPF2 reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 68 of NPPF2 ('Identifying land for homes') records the Government's recognition that *'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'*. Paragraph 117 ('Making effective use of land') states that *'Planning...decisions should promote an effective use of land in meeting the need for homes...while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. Particular attention is drawn to paragraph 118 which records that *'Planning...decisions should...support opportunities to use the airspace above existing residential...premises for new homes...In particular, **they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed...and can maintain safe access and egress for occupiers**'* (emphasis added). Notably, paragraph 124 states that *'...effective engagement between applicants, communities, local planning authorities'* is essential for achieving high quality buildings and places'.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Arun District comprises the 'Arun Local Plan 2011-2031' (2018) and Supplementary Planning Guidance. Map 3 re 'Bognor Regis & Surrounding Area' shows this site within the Bognor Regis *'Built-Up Area Boundary Area'* and the *'Pagham Harbour Buffer Zone B (5km buffer)'*, just to the northwest of the Bognor Regis *'Economic Growth Area'*; it does *not* fall within a Flood Zone.

On the subject of 'Sustainable Development', Policy SD SP1 of the Arun Local Plan assures 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...It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland)'. Policy SD SP1a of the Local Plan ('Strategic Approach') records 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, the spatial strategy for Arun District to 2031 is to:...(e) provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure...(g) encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.'. Policy SD SP2 ('Built-up Area Boundary') states that 'Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan'. Policy H SP1 ('The Housing Requirement') states that 'Within the plan period 2011-2031, at least 20,000 new homes will be accommodated in the District...Delivery will be phased over the Plan period' with '930 Dwellings per annum' between '2016/17- 2021/21'. Policy H DM1 ('Housing mix') indicates that 'The Council will seek a mix of dwelling types and sizes...that adhere to the latest Homes and Communities Agency design guidance'. Policy D SP1 ('Design') records 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' and suggests that they be '...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 D DM1 ('Aspects of form and design quality') states that the '...Council will have regard to the following aspects: 1. Character 2.Appearance/attractiveness 3.Impact 4.Innovation...6.Crime prevention 7.Trees and woodland...10.Layout - movement...13.Density'. Policy D DM2 ('Internal space standards') requires '...internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs' and states that the 'Nationally Described Space Standards will provide guidance.'.

Table 1 of the DCLG's 'Technical housing standards – nationally described space standard' document (2015) re 'Minimum gross internal floor areas and storage (m2)' call for a two-bedroomed, three-person flat to have a gross internal area (GIA) of **61m2**

Paragraph 13.3.4 of the Local Plan re. 'Internal space standards' records Arun District Council's acceptance that 'There might be occasions where development schemes cannot comply with all the space standards required (such as the conversion of an existing building, or where compliance with the standards may harm the historic character of a building)...Arun District Council will consider these on a case-by-case basis.'.

Policy D DM4 of the Local Plan ('Extensions and alterations to existing buildings (residential and non-residential)') calls for extensions/alterations to existing buildings to '...sympathetically relate to and visually integrate with the existing building in siting, massing, design, form, scale and materials; be visually subservient to the main building and provide a high standard of amenity; not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties'. Policy QE SP1 ('Quality of the environment') requires that all '...development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity'.

Policy T SP1 ('Transport and Development') states that 'To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and

promotes healthy lifestyles, 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' and provides for the grant of planning permission for development which 'Is designed to reduce the need to travel by car'.

The locality is characterised by family dwellings in a wide variety of dwelling styles, formats and plot sizes and, notably, includes two-storey blocks of flats - eg no.12 Chichester Road, that stands to the north of the application site - planning permission BR/140/15/PL was granted by Arun District Council in February 2016. Since the design and principle of that scheme was evidently seen to accord with these mixed surroundings and satisfied the District Council's requirements, it has provided a useful model for this proposal.

The application site comprises a combined single- and two-storey block of three two-bedroomed flats, finished in red/brown brick and natural render beneath a hipped roof of plain brown tiles. Planning permission (BR/42/18/PL) was refused by Arun District Council in June 2018 for the erection of a first-floor rear extension to the building and the achievement of two new two-bedroomed flats. The District Council set down two reasons for withholding consent:



The application site, viewed from the northwest on Chichester Road.

'1. The scale of the proposed two floor extension to the rear of 86 Annandale Avenue will result in an overbearing impact on the amenity of the existing rear windows of no. 84 and its garden, taking away sunlight during the morning hours. 84's rear garden will also be overlooked by the new residential windows in the southwestern side of the extension. This will result in a materially harmful impact on the living conditions of the adjacent property and the proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.

2. The design of the proposed two floor extension fails to respect the character and appearance of the host dwelling, particularly in respect of window designs, window sill heights, detailing & dormers and this will be harmful to the streetscene, when viewed from public viewpoints to the north east. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policies DDM1 & DSP1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.'

The pragmatic view is held that a supportive Daylight and Sunlight Assessment would address reason 1 of the District Council's earlier decision and a sympathetic, revised window arrangement would satisfy reason 2. Development of this under-used, sustainable urban location would accord with the character of its surroundings and not compromise any key sustainable development principles set out in national planning policy.

Consultation

Regrettably, the Officers of Arun District Council have found themselves required to accord higher priority to the handling of formal applications than the provision of comments on pre-application submissions; no consultations have therefore been undertaken with Officers of the District Council.

In accordance with the advice proffered at paragraph 124 of NPPF2 ('Achieving well-designed places'), Robert Tutton invited the views of the occupiers of no.84 Annandale Avenue (the dwelling immediately to the southwest of the application site) on these revised proposals; no adverse comments were received. No other consultations have been undertaken with neighbours.

Amount, Layout, Scale & Appearance

In light of the positive presumption set down in the development plan and the favourable view expressed by neighbours, it is proposed that a first-floor extension be erected to the rear of these premises, to achieve two more two-bedroomed flats and derive optimum advantage from this site's accessibility and sustainability advantages.

In compliance with the DCLG's nationally-described space standard, Flat 4 would have a GIA of **66.5m²**, Flat 5m a GIA of **62m²** (ie both would exceed 61m²).



Computer generated image of the proposed extension, viewed from the east on Chichester Road.

Respect for the privacy of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage; upper-floor windows to the southwest elevation would be obscure-glazed and fixed shut. In their 'Daylight and Sunlight Assessment' of August 2018 (copy enclosed), Herrington Consulting Ltd helpfully opined that '...the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings.' (emphasis added).

The application site is already screened from Chichester Road, so no special landscaping measures are deemed to be necessary. It is however proposed that several apple trees be planted beside the northeast boundary the site and that boundary vegetation be reinforced, to soften the appearance of the development yet further.

In this configuration and finished in red brick and natural/light render with a combined crown/hipped roof of plain brown tiles, the rear extension now proposed would make more efficient use of this sustainable site in a manner that accords with the mixed character of its surroundings and ensure that the host building would not cause detriment to the character of the area or the amenities of neighbours.

Access

The site would continue to be served by the existing arrangements.

In light of the supportive views expressed by Nicola Fry (Planning Services, West Sussex County Council) regarding the previous proposal (BR/42/18/PL), no on-site vehicle parking is proposed.

Secure bicycle accommodation would be provided by a timber store near the northeast boundary of the application site. Refuse and recycle bins would be stored near the cycle store and taken to the collection point at the Annandale Avenue frontage on the requisite day.

As the site enjoys unhindered access to Annandale Avenue, no difficulties are anticipated with emergency services reaching the house or garden but domestic sprinkler systems could be fitted, if required, to further minimise the risk of fire.

Noise

The view is held that there would be no significant loss of amenity caused by noise.

Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

Site Waste Management

No excavations works are required. Timber will be salvaged where possible. Inert waste material would be disposed of to a licensed West Sussex County Council site and any other waste will be segregated into skips and removed by licensed collectors.

Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on a Saturday, with no working on a Sunday or Bank Holiday. All materials and plant would be kept within the curtilage of the site and trees would be protected with fencing during the construction phase.

Community Infrastructure Levy

It is understood that Arun District Council is in the process of preparing a Community Infrastructure Levy (CIL).

Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal, as it would not detract from the existing mixed street-scene; would be in keeping with the mixed character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians and cyclists; provides satisfactory cycle storage; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site in the manner proposed would achieve more efficient use of this accessible urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Niall Tutton BSc (Hons), MA

Robert Tutton Town Planning Consultants Ltd

6 December 2018

Appendices

1. Comparable Photograph and Computer Generated Image