

PLANNING STATEMENT

77 ALDWICK ROAD, BOGNOR
REGIS, PO21 2NW

Full planning application for the part change of use of the ground floor and formation of a first floor rear extension to create 2no self-contained studio flats with associated refuse / recycling and cycle store

August 2019

TABLE OF CONTENTS

CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 SITE DESCRIPTION & RELEVANT PLANNING HISTORY	3
2.1 Site Description	3
2.2 Relevant Planning History	4
3.0 RELEVANT PLANNING POLICY CONTEXT	6
3.1 Statutory Legislation	6
3.2 National Planning Policy Framework July 2018 (& PPG)	6
3.3 Development Plan	8
4.0 PLANNING APPRAISAL	10
4.1 Principle of Development	10
4.2 Amenity of Neighbouring Properties	13
4.3 Amenity of Future Occupiers	17
4.4 The Impact on the Character of the Area	17
4.5 Sustainability and Accessibility	18
4.6 Energy Efficiency	20

PLANNING STATEMENT

1.0 Executive Summary

- 1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 establishes that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Earlier in 2019, a previous application was submitted for the development of the site, seeking permission for the conversion of the existing ground floor extension and erection of a first and second floor extension to provide a development of 3no studio flats. The application was assessed having regard to both the policies of the previous Local Plan (2003) and also the new Local Plan (2018).
- 1.1.2 The previous application (BR/63/18/PL) was refused planning permission in July 2018 on the grounds of an adverse impact on the amenity of neighbouring properties. The particular reasons for this refusal are set out in section 2.2 of this statement, and it should be noted there have been no material changes in site circumstances since the time of the refusal. It therefore follows that provided the proposed scheme successfully addresses the previous concerns in 2018, then permission should be granted without delay.
- 1.1.3 The proposed scheme the subject of this application reduces the height and scale of the development through the removal of the second floor extension and the associated residential unit contained therein under the 2018 scheme. The effect of this has been to reduce the massing and scale of development and its associated impacts in terms of daylight, sunlight and outlook, and to remove the second floor vantage point of which concerns were previously directed in terms of overlooking of neighbouring properties. The reduction in the scale of the development has demonstrably addressed the previous grounds for refusal.
- 1.1.4 Even were the Local Planning Authority to not be entirely convinced that the proposed changes to the development have gone far enough, and remain concerned that there is some degree of impact on the neighbouring properties, for the reason that the Local Planning Authority is unable to demonstrate a sufficient five year supply of deliverable housing sites, any associated adverse impacts should only lead to a refusal of permission where they can be reasonably held to significantly and demonstrably outweigh the public benefits of the proposal.

PLANNING STATEMENT

- 1.1.5 The public benefits of the application are clear and convincing in respect of the provision of social and economic advantages coming from adding two new homes into a sustainable and accessible part of the urban area. These homes will provide a good standard of living accommodation for future occupiers, being designed to comply with the technical housing standards in terms of internal floor space, and having a southerly aspect which will provide for a well-lit and ventilated dwelling. The provision of new dwellings will, singularly and cumulatively, add to the Local Planning Authority's housing land supply, and will bring with them a raft of economic benefits including construction jobs and expenditure, as well as long-term expenditure in terms of revenue and support to local shops and services.
- 1.1.6 The application has been designed to overcome the grounds of refusal under application BR/63/18/Pl, and represents a sustainable and efficient use of previously developed land within the urban area. The adverse impacts of the development are considered to be wholly mitigated and reduced as a result of the amendments made to the design, and they cannot reasonably be held to significantly and demonstrably outweigh the public benefits of the proposed development. Consequently, planning permission should be approved without delay.

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Planning Director
Corbil Estates & Planning Ltd

August 2019

2.0 Site Description & Relevant Planning History

2.1 SITE DESCRIPTION

- 2.1.1 The application site comprises of the ground floor of 77 Aldwick Road. The development of the site relates to the area presently in use as a pedestrian access along the western boundary, and the existing rear extension and yard of the ground floor launderette. The site is not visible from any part of the public realm with only a ground floor tunnel connecting the area scheduled for development to the public highway.
- 2.1.2 The existing extension to the rear of no.77 is a flat roof addition to the property that is surrounded by a yard area at ground floor level, which is used ancillary to the launderette. The upper floors of no.77 and the remainder of the parade are residential in nature. The first floor flat at no.77 has a terrace area in-situ on its south-western corner. The rear elevation of the parade comprises of a mix of historic additions and alterations. Beyond the application site boundaries to the east is a car yard area associated with the Kia sales garage.
- 2.1.3 The southern boundary of the application site borders onto a parking area to the rear of 14-16 Stocker Road, which is connected with a residential flatted development at this property. The gap between the rear building line of Aldwick Road and Stocker Road widens towards the west, and the position of the buildings (angled to the west) follows the same pattern. The south-eastern corner of the application site touches the north-western corner of the rear garden of a two storey dwelling house at 10 Stocker Road. There is a dense landscape screen along this boundary above the closed boarded fencing.
- 2.1.4 The application site is located within the Built Up Area Boundary and is within Flood Zone 1. There are no heritage assets within the immediate vicinity of the site and the property is not within a conservation area or affected by any other statutory designation. The site is within the mitigation area of Pagham Harbour (Management Zone B).

PLANNING STATEMENT

2.2 RELEVANT PLANNING HISTORY

2.2.1 In March 2018, a full planning application was lodged with the Local Planning Authority seeking to change the use of the ground floor rear section of 77 Aldwick Road, and extend the rear elevation at first and second floor levels to create in total 3no self-contained studio flats. The application was refused permission by the Local Planning Authority. The details are below:

2.2.2 **BR/63/18/PL** – First and second floor rear extension to create 3no studio apartments. Refused on 06 July 2019.

2.2.3 The application was refused by the Local Planning Authority for the following reasons:

1. *The scale of the proposed two additional floor extension to the rear of 77 Aldwick Road will result in an overbearing impact on - and loss of outlook to the amenity of the existing windows of residential flats in the rear of 73-75 Aldwick Road to the east and 79 Aldwick Road to the west. In addition, there will be a harmful loss of sunlight and overshadowing of the two large residential windows on the closest part of the rear of 79. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policies DDM1 & DDM4 of the Arun Local Plan 2011-2031 Publication Version showing Modifications*
2. *The new first and second floor studio windows will look out towards the rears of Nos. 10 & 14/16 Stocker Road at a distance of only around 8.8m. This will result in a loss of privacy to number 10's private residential garden and the proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policies DDM1 & DDM4 of the Arun Local Plan 2011-2031 Publication Version showing Modifications*
3. *The new first and second floor kitchen, hall and stair windows will face towards the flank residential windows of 79 Aldwick Road, resulting in a loss of privacy to these windows and a harmful effect on the amenity of existing occupiers. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning*

PLANNING STATEMENT

*Policy Framework; and policies DDM1 & DDM4 of the Arun Local Plan 2011-2031
Publication Version showing Modifications.*

3.0 Relevant Planning Policy Context

3.1 STATUTORY LEGISLATION

3.1.1 The following statutory instruments form the legislative basis for the lawful processing and determination of a planning application made to the Local Planning Authority:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Order 2004

3.2 NATIONAL PLANNING POLICY FRAMEWORK JULY 2018 (& PPG)

3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 establishes that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 1 of the National Planning Policy Framework (NPPF), which was published in July 2018, sets out that the NPPF must be taken into account in the preparation of development plans, and that it represents government policy that is material in planning decisions.

3.2.2 Section 2 of the NPPF (2018) established the government's policy on achieving sustainable development. Within this section is the definition of sustainable development under paragraph 8, and the presumption in favour of sustainable development under paragraph 11. Paragraph 11 (c) of the NPPF (2018) is relevant for the purposes of this application up until 31 October 2018, and it states the following:

For decision-taking this means:

- (c) *approving development proposals that accord with an up-to-date development plan without delay; or*

PLANNING STATEMENT

3.2.3 The following paragraph is relevant after that date (post 31 October 2019) for it applies to a planning application that is submitted to a Local Planning Authority that, at the time of determination of the application, does not have a relevant policy within its development plan, or for which the relevant policy within the development plan is out of date for the purposes of the determination of a planning application.

... (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or*
- (ii) 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.*

⁷ This include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73) or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

3.2.4 The relevance of paragraph 11(d) of the NPPF (2018) is provided in detail within section 4.1 of this planning statement, however essentially it is considered to be of material weight in view of the inability of the Local Planning Authority to demonstrate an up-to-date housing land supply that delivers against its identified housing requirements.

3.2.5 Section 11 of the NPPF (2018) is also highly relevant to an application of this nature, which proposes a more efficient use of land within the urban area. Section 11 requires that planning decisions should promote the more effective use of land, notably brownfield land in sustainable locations, and land and buildings which are presently under-utilised. The section also promotes, for the first-time in government policy, the use of airspace over existing buildings (paragraph

PLANNING STATEMENT

118 (e)). With reference to the above paragraph (3.2.4), we would also draw officer's attention towards paragraph 123, which seeks to maintain and enhance the density of development in instances where there is an existing, or in this case, an *anticipated* shortage of land for meeting identified housing needs. We would specifically bring paragraph 123 (c) to the fore:

- (c) *local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).*

3.3 DEVELOPMENT PLAN

- 3.3.1 The development plan for the purposes of decision-taking in Arun comprises of the recently adopted Local Plan in 2018 and the saved policies from Local Plan adopted in 2003. Those policies considered to be relevant to this application are contained in the table below (please note that this list is not exhaustive).

ARUN DISTRICT COUNCIL – LOCAL PLAN (2018)	
Policy Ref:	Policy Description:
SD SP1	Sustainable Development
SD SP1A	Strategic Approach
SD SP2	Built-Up Area Boundary
RET SP1	Hierarchy of Town Centres
RET DM1	Retail Development
H SP1	The Housing Requirement
H SP2A	Greater Bognor Regis Urban Area
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality

PLANNING STATEMENT

D DM2	Internal Space Standards
D DM4	Extensions and Alterations to Existing Buildings (Residential and Non-Residential)
ECC SP1	Adapting to Climate Change
ECC SP2	Energy and Climate Change Mitigation
HWB SP1	Health and Wellbeing
T SP1	Transport
ENV SP1	Natural Environment
ENV DM1	Designated Sites of biodiversity or geological importance
WM DM1	Waste Management

- 3.3.2 The part of Aldwick in which the application site is located is covered by the Bognor Regis Neighbourhood Plan (BRNP). The application site is not specifically allocated for development within the BRNP, however the site is within a sustainable part of the urban area where development and the more efficient use of land are encouraged.
- 3.3.3 The Local Planning Authority still relies on the adopted Parking Standards SPG (2000). This SPD was adopted at the local level, and is referenced within the old Local Plan (2003). Whilst a material planning consideration in the application process, it is considered that only limited weight should be attributed to it by reason of its age and relevance to current policies that seek to promote more sustainable modes of transport in sustainable and accessible locations. In assessing the parking suitability for the development, of relevance is the previous decision for 3no C3 units, and the sustainability policies of the development plan and NPPF (2018).

4.0 Planning Appraisal

4.1 PRINCIPLE OF DEVELOPMENT

- 4.1.1 77 Aldwick Road currently comprises of a ground floor launderette and 2 x two bed flats positioned on the first and second floors of the original building. The proposed development the subject of this application only affects an existing ground floor rear extension to the launderette for which it is proposed to change the use of an associated office / store room. The sui-generis launderette use on the ground floor, and fronting Aldwick Road, will be retained by the proposal. Consequently, the application does not result in any material loss of a retail or employment use, and does not affect the current residential provision above the launderette.
- 4.1.2 This application amounts to the re-submission of a former scheme (BR/63/18/PL) which was refused permission in July 2018 on grounds related to amenity concerns. It is important to note that no concerns were expressed with regards to the principle of the development, both insofar as the change of use was concerned, and with regards to the introduction of new residential planning units on the site. With the previous refusal of planning permission not citing any such concerns, and with no material change to planning policy in respect of such a proposal, it is assumed that the acceptability of the principle of the development on this site is a matter of common ground with the Local Planning Authority.
- 4.1.3 We would also go one step further than the simple acceptance of the principle of residential units on the site, and state that the Local Planning Authority's acute housing land supply position is such that the provision of new residential development should be given substantial weight in the planning process. In making this statement, we rely on the latest available evidence that has been produced by the Local Planning Authority in the form of the Annual Monitoring Report (AMR) 2017-2018, which was last updated and published in June 2019.
- 4.1.4 In this AMR, the current housing land supply position of the Local Planning Authority has been established as 4.7 years, taking into account the most recent evidence on completions which show a housing supply of 5,911 homes against a housing requirement (based against the adopted stepped trajectory and taking into account a shortfall of 537 dwellings and a 5% buffer)

PLANNING STATEMENT

of 6,244 homes. We enclose a copy of the relevant housing land supply position table as taken from section 13 of the AMR (2017-18):

2018 - 5 Year Housing Land Supply based on Arun's Local Plan Stepped Trajectory - Large Sites Commitments, NP Allocations and HELAA sites all include a 10% slippage reduction

Stepped Trajectory Housing requirement 2018-2022 (930 x 3 + 1310 x 2 + 537 Shortfall)	5947
5% Buffer	297
Total Requirement 2018-2023	6244
Large Site Commitments (as at 31 st March 2018 from WSCC RLA data -- Appendix 2)	2780
Small Site Commitments (as at 31 st March 2018 from WSCC RLA data -- Appendix 6)	271
Windfall allowance (as at 31 st March from WSCC RLA data -- Appendix 6)	153
Made Neighbourhood Plan Allocations without planning permission as at 31 st March 2018 from HELAA -- Appendix 5)	352
Deliverable HELAA Sites within built up area (if a HELAA site gained Planning permission after 31 st March 2018 it will still show in this category up until 31 st March 2019 when it will then move to the large commitments category -- Appendix 4)	348
Strategic Site Allocations (without PP as at 31 st March 2018 -- Appendix 3)	2007
Total Supply	5911
Supply in years	4.7

4.1.5 As can be seen from the preamble to the table, the above housing supply-side calculations include the allocated site commitments contained within the new Local Plan, as well as Neighbourhood Plan allocations, and those sites identified through the Housing Employment Land Availability Assessment (HELAA). Notwithstanding the supply-side including all identified housing sites within the new Local Plan (and supporting evidence), it shows that current and future predicted completions falling under the housing requirement within the Local Plan.

4.1.6 Without a prompt Local Plan review to formally identify further housing supply, and with the pending 'action plan' not currently being in place or at all certain of immediately and robustly recovering this position, the only manner in which the housing land supply position of the Local Planning Authority will improve in the foreseeable future, is through a significant and unlikely

PLANNING STATEMENT

windfall provision, vastly superior build out rates / completions from the identified site allocations, or a lower housing requirement figure arising from the introduction of the standard methodology for calculating housing land supply in the NPPF (2019).

4.1.7 There is no evidence to show that any one of the above scenarios is at all likely, and with the most recent and up to date data showing that the Local Planning Authority is again failing to deliver against its own housing requirement figure within the recently adopted Local Plan, those policies relevant to the supply of housing must be considered as out of date for the purposes of decision taking in this application. We would therefore consider it necessary for the Local Planning Authority to give substantial weight to the provision of housing under this application, and to only refuse planning permission in the event that any adverse effects significantly and demonstrably outweigh the benefits of housing provision.

4.1.8 The application should be determined under paragraph 11(d) of the NPPF (2018):

... (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

(ii) 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.

4.1.9 In assessing the weight to be given to the benefits of housing provision, we would also draw the Local Planning Authority's attention to section 11 of the revised NPPF (2018), which sets out the need to make an efficient use of land for the provision of homes, particularly on brownfield sites such as 77 Aldwick Road where the property is in a sustainable location, the re-use of the land is more efficient and for a need that is demonstrably greater than its present.

PLANNING STATEMENT

4.1.10 Paragraph 118 of the NPPF (2018) makes specific mention of the need to make efficient use of air space above existing buildings, and paragraph 123 is engaged under the current housing land supply circumstances of the Local Planning Authority. We refer specifically to criterion (c):

123 Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances...

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

(Our underlining for emphasis)

4.2 AMENITY OF NEIGHBOURING PROPERTIES

4.2.1 It is clear that the previous application (BR/63/18/PL) was refused planning permission solely on matters relating to the impact on the amenity of neighbouring properties. For ease of reference and clarity, we have summarised the Local Planning Authority's points of objection to the former application in the list below:

- (1) overbearing impact and loss of outlook to existing windows in 73-75 Aldwick Road and two large windows in the rear elevation of 79 Aldwick Road;
- (2) overlooking and loss of privacy to the rear garden of 10 Stocker Road from the first and second windows of the studio units;

PLANNING STATEMENT

- (3) overlooking of side flank windows on 79 Aldwick Road from first and second floor kitchen, hall and stair windows.

4.2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. It is worth noting that in both the officer's report and the decision notice for the previous application, the officers considered and determined the application on the policy basis of both the then current Local Plan (2003), but also importantly, the new emerging Local Plan (adopted in 2018). The decision on the application was issued 12 days prior to the adoption of the latter, however with the emerging policies being taken into account then, the policy basis for considering this application now remains the same.

4.2.3 Similarly, there has been no change in material circumstances on the application site, in respect of neighbouring properties or the character of the area, or in any other respects since the previous decision was issued on BR/63/18/PL. It therefore follows that with the policies of the development plan remaining the same, and no material changes in circumstances since the previous decision as issued in 2018, the application needs to be assessed solely in respect of the merits of the changes that have been made to the proposed scheme. The main change with this application is the removal of the second (top) floor of the development.

4.2.4 It can be seen through a comparison of the existing and proposed side elevations that there is a step change in floor levels between the original building and the proposed new extension. This change in floor levels will mean that the highest point of the roof of the new first floor rear extension is positioned below the head height of the rear facing windows on the first floor of the original building (i.e. the flats in 73, 75, 77 and 79 Aldwick Road). It is therefore evident that when applying a 25 degree line analysis (British Standard BR209), no part of the proposed development could significantly affect the daylight and sunlight levels to the first floor rear windows previously identified as being a concern under application BR/63/18/PL. The BR209 test would be passed and consequently there is no sustainable point of refusal against the proposed scheme in respect of the former refusal under reason 01.

4.2.5 With regards to the second reason (point 2 of paragraph 4.2.2), whereby officers expressed the view that the extension would result in the overlooking of 10 Stockers Road, it should be noted

PLANNING STATEMENT

that the off-set arrangement between the proposed first floor extension and the rear garden of this neighbour would only allow an oblique line of sight, and this in itself would be heavily screened by a large mature tree (with low lying branches just above fence height). This tree, incidentally, is positioned on land owned and controlled by the 'affected' neighbour at 10 Stockers Road.

4.2.6 Applying a reasonable degree of tolerance to the separation distance between the rear window on the extension and the rear garden of 10 Stockers Road (for the reasons in paragraph 4.2.6), renders any impact arising from actual and perceived overlooking and a loss of privacy from the proposed development as marginal. Any such impact that was considered to arise as a result of the previous application, would be significantly curtailed under this new proposal, which effectively removes the previously proposed top floor of the extension, thereby reducing the elevated height of the alleged vantage point towards 10 Stockers Road (i.e. from the second floor opening). The only overlooking in the direction of 10 Stockers Road would be from the first floor, and this is considered to be sufficiently screened and oblique as to not form a significant impact on the amenity of the neighbouring property.

4.2.7 In respect of concerns raised in BR/63/18/PL relating to a loss of privacy to the rear garden of 10 Stockers Road, and the windows in the flank elevation of 79 Aldwick Road, we contend that even were both scenarios to result in a significant impact (which on the evidence they do not) any alleged impact is readily resolvable by the attachment of conditions, with the intent of making what the local authority perceived to be unacceptable development, acceptable. We refer to paragraphs 54 and 55 of the NPPF (2018) for policy support in this regard:

54. *Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations...*

55. *Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects...*

PLANNING STATEMENT

- 4.2.8 In respect of the alleged loss of privacy to the rear garden of 10 Stockers Road, whilst we contend that any loss of privacy is not sufficient to warrant the refusal of permission, an alternative layout may have been adopted whereby the principle window to the living area could have been opened up in the first floor east elevation. This presently overlooks a car park serving the nearby Kia garage. Such a revised layout could have been carried out under a discretionary amendment to the previous application and conditioned accordingly.
- 4.2.9 In respect of the first floor windows being proposed in the western elevation of the extension, these relate to a communal stairwell window and an internal hallway window to flat 2. Both of these windows are non-habitable and there is no requirement for them to be clear glazed or fully opening. A condition can be readily attached to a permission that ensures the windows in the west elevation are obscurely glazed, and if necessary fixed opening, to prevent overlooking. Such non-habitable room windows are routinely conditioned in such a manner, and it is contended that this should not have formed a reason for refusal on the previous scheme. In any case, and presently, we hereby recommend that the matter now be dealt with by condition.
- 4.2.10 Through the removal of the formerly proposed top floor studio flat, and the entirety of the associated second floor of the proposed extension, we contend that the proposed scheme successfully overcomes the previous grounds for refusal under BR/63/18/PL. The development does not cause any significant harm to the daylight, sunlight, outlook and privacy of neighbouring residential properties, and therefore can be said to be compliant with policy D DM1 of the Local Plan (2018).
- 4.2.11 Even were officers to maintain that there is some harm caused by the proposed development on the amenity of neighbouring properties, we would reiterate that paragraph 123 of the NPPF (2018) requires that any impacts on amenity are treated flexibly where housing land supply is deficient. When viewed in the context of paragraph 11 (d) of the NPPF, and under the tilted planning balanced, we would reiterate that permission should only be refused where the adverse impacts significantly and demonstrably outweigh the planning benefits of the proposal. This cannot reasonably be said to be the case with the proposed development.

PLANNING STATEMENT

4.3 AMENITY OF FUTURE OCCUPIERS

- 4.3.1 Policy D DM2 of the Local Plan (2018) requires new residential development to be built to an appropriate floor space standard, and to provide sufficiently sized and laid out habitable and non-habitable rooms, including adequate space for storage. Paragraph 13.3.3 of the Local Plan (2018) makes reference to the CLG publication *Technical housing standards – nationally described space standards*, which was published in March 2015. The guidance sets out internal space standards for new residential development. The table below demonstrates that the proposed new dwellings are compliant when assessed against these space standards, and the development can therefore be considered as compliant with policy D DM2.

	FLAT SIZE & PERSON	GIA OF FLAT (M ²)	CLG THS (M ²)
Flat 1 (Ground)	1b (1p)	37.24	37.0
Flat 2 (First)	1b (1p)	37.43	37.0

4.4 IMPACT ON CHARACTER OF AREA

- 4.4.1 Policies D SP1 and D DM4 of the Local Plan (2018) require that new development is of an appropriate and sympathetic design to the host building and the character of the area. The policies of the development plan are supported by section 12 of the NPPF (2018), which states that good design is a key aspect of sustainable development.
- 4.4.2 The design principles of the proposed scheme remain the same under this application as they were in the refused scheme BR/63/18/PL, with the only notable difference being the reduction in the height and scale of the building as a result of the loss of the top (second) floor. This reduction does not have an adverse effect on the acceptance of the design solution for the application site, in which it was recorded within the officer's report as follows:

"It is noted that the proposal does not seek to exceed the height of the existing building, instead finishing with a flat roof approx. 1m below the existing roof. Further similar coloured materials and window designs are proposed to the extension. It is therefore considered that the extension

PLANNING STATEMENT

will be subservient to the existing and will sympathetically relate to/integrate with the host building. The extension being to the rear of the property also means that it will not be visible in the streetscene and is not therefore considered to compromise the spatial character of this area.

In general, it is not considered that the extension itself will be harmful to the character or appearance of the area and as such is not considered to conflict with any of the above listed policies."

- 4.4.3 The Local Planning Authority's position in respect of the design of the previous application was clear and unequivocal, and it is contended that where a first and second floor extension is reduced to simply a first floor addition, there cannot be an introduction of any concern in respect of the design of the proposed development. The design and architecture of the proposed extension is comparable and sympathetic with the original building, and no part of the development will be visible within the street scene of Aldwick Road. Consequently, the proposed development is considered to comply with policies D SP1 and D DM2 of the Local Plan (2018) and section 12 of the NPPF (2018).

4.5 SUSTAINABILITY AND ACCESSIBILITY

- 4.5.1 Section 9 of the NPPF (2018) sets out the government policies in support of sustainable transport, including the desire to locate new development within locations with a good range of services and transport modes, in order to reduce the dependency on the need to travel and on private car ownership. The government's planning policy is also supported within the development plan in policies SD SP1 (sustainable development), T SP1 (transport and development, and T DM1 (sustainable transport and public rights of way).
- 4.5.2 The Local Planning Authority has recently set out its position in respect of the sustainability of the location of the application site, including the proposed siting of 3no residential dwellings, and this was summarised within a couple of paragraphs of the officer's report on application BR/63/18/PL (as follows):

PLANNING STATEMENT

The application site lies within the settlement boundary of Bognor Regis and there are various local amenities and services within walking distance of the site along street lit footways. This site is located fronting onto a main thoroughfare which provides bus links between Aldwick & Pagham to the west and the central area of Bognor Regis to the east. The nearest easterly bus stops is outside an adjacent property while the westbound stop is 100m to the east. It is also possible to walk or cycle to Bognor Regis train station or to the Morrison's supermarket in Bognor Regis (both 1.14km).

There are also shops and services on Aldwick Road such as a Tesco Express opposite the site. Bognor Regis Health Centre is a walk or cycle of only 930m and there are schools within a similar distance. It is therefore considered that the proposal is environmentally sustainable as residents will not need to rely on the private car to access basic services & facilities. These environmental factors weigh in the scheme's favour.

- 4.5.3 The above statement from the officer's report within the previous application clearly and unequivocally demonstrates the Local Planning Authority's views on the sustainability and accessibility of the application site. Moreover, the sustainable position of the application site and absence of any outdoor space for off-street parking, renders it both necessary and appropriate to grant planning permission for the proposed scheme as a car free development. Without the ability to park on-street, there is not considered to be any expediency for the use of planning conditions or obligations to secure the same.
- 4.5.4 The application contains details of a refuse store to be provided at the rear of the development and pedestrian access to be taken at ground floor level from Aldwick Road. The refuse store provides sufficient space for 1no 240l refuse bin and 1no recycling 240l bin per property, and adjacent to this is a cycle store with sufficient space for 2no bicycles (one for each dwelling). As the occupancy level of the development is one person per unit, this is considered to be sufficient for the purposes of the proposed scheme. The application complies with policies T SP1 and T DM1 of the Local Plan (2018) and section 9 of the NPPF (2018).

PLANNING STATEMENT

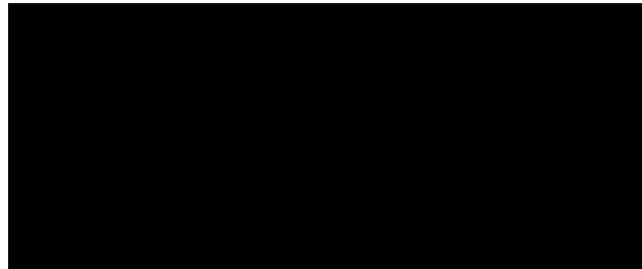
4.6 ENERGY EFFICIENCY

- 4.6.1 Policy ECC SP2 of the Local Plan (2018) requires that new residential development should be energy efficient, being designed to today's standards, utilising good practice in terms of design and layout to promote sustainability, and to include some degree of decentralised, renewable or low carbon energy supply system.
- 4.6.2 The proposed scheme has been designed around new residential units with the primary habitable accommodation being positioned at the southern end of the building with windows also having a southerly aspect. This will achieve a good standard of sunlight and therefore passive heating of the proposed dwellings during the winter months. The size of the aperture will allow sufficient ventilation of the units during summer months, aided at first floor level by cross ventilation owing to the hallway window allowing some degree of air circulation. The ground floor unit also has access to a private amenity space at the rear of the dwelling.
- 4.6.3 The proposed dwellings have the capacity to accommodate an energy supply system incorporating a decentralised renewable energy supply system. The extension features a large flat roof where solar panels can be located and positioned facing in a southerly direction. In addition, the extent of this roof section and an abundance of private amenity space to the rear, make it possible for air source heat pumps to be located within the site.
- 4.6.4 Whilst policy ECC SP2 requires such an installation, it does not set a specific target in terms of the proportion of the development's energy supply or CO2 reductions to come from this part of the energy system. Indeed, even were such an installation demonstrated not to be feasible, this could still be construed as policy compliant as set out within the policy justifications. As such, the matter can be readily dealt with by means of condition on any permission granted.

PLANNING STATEMENT

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