

PLANNING, DESIGN & ACCESS STATEMENT

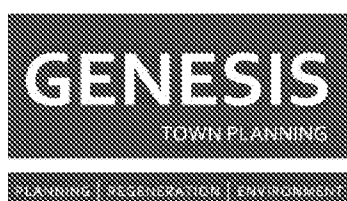
Planning application for the construction of 1 no. detached dwelling and associated works

at

Chandos
Elm Grove
Bognor Regis
West Sussex
PO21 2SW

February 2019

Ref: 19017/PDAS01



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a detailed planning application for the construction of 1 no. dwelling and associated works on land at Chandos, Elm Grove, Bognor Regis.
- 1.2 The application site is located within the Built-Up Area Boundary of Bognor Regis where new residential development is acceptable in principle providing it accords with other national and local planning policies. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide an additional unit of housing and achieving the aims of sustainable development.
- 1.3 Plans and information submitted in support of the application comprise the following:
- Existing Location Plan: 1080/SK01 Rev 01
 - Existing & Proposed Block Plan: 1080/SK02 Rev 01
 - Context Plan: 1080/SK03 Rev 01
 - Proposed Site Plan: 1080/SK04 Rev 01
 - Proposed Floor Plans: 1080/SK05 Rev 01
 - Proposed Elevations: 1080/SK06 Rev 01
 - Existing & Proposed Street Scene: 1080/SK07 Rev 01
 - Retained Dwelling South Elevation: 1080/SK08 Rev 01
 - Biodiversity Checklist
 - Validation Checklist
 - Planning, Design & Access Statement

2.0 THE SITE

- 2.1 Chandos is located within the built-up area boundary of Bognor Regis on Elm Grove, situated close to the shops at Aldwick, the town centre and main services including train station, and as such is within a highly sustainable location. Elm Grove is a through-road running north/south between Tennyson Road and Richmond Avenue. Chandos is a chalet bungalow situated within an unusually wide plot with outbuildings to the north and south of the property and in particular a pitched roof, detached double garage to the southern site boundary.



Fig 1. Google Ariel view of the application site

- 2.2 The surrounding area is made up of residential development, mainly characterised by detached and semi-detached houses and chalet bungalows of traditional design set within modest plots with higher density terraced housing in linear formation to the east. Chandos is located outside of any Conservation Area or flood risk area and there are no other relevant site constraints.

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (2018) and the adopted Arun Local Plan 2011-2031.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - 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.

- 3.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five year supply of deliverable sites for housing.

- 3.4 On design, paragraph 127 the NPPF require decision 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;
- 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 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 users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.5 We consider the application proposal to be compliant with the National Planning Policy Framework.

Adopted 2011-2031 Arun Local Plan

3.6 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.

3.7 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy D SP1 deals with design. It states 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. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy D DM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.

3.8 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. The Tree Constraints, including the protection of a tree covered by a Tree Preservation Order on the site, are dealt with in the statements submitted in support of the application.

3.9 Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.

- 3.10 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 3.11 The Bognor Regis Neighbourhood Development Plan was 'Made' (found legally sound) by full council on 11th November 2015 and now forms part of the statutory Development Plan for Arun District Council. Having reviewed the Neighbourhood Plan policies it is considered that the proposal at Chandos is an opportunity to provide additional housing stock on an existing residential plot within the Built-Up Area of Bognor Regis which constitutes sustainable development in accordance with local planning objectives.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The application site is located within the Bognor Regis Built-up Area boundary. It is within easy access of local shops and facilities including a train station. Bognor Regis is a major settlement and is a sustainable location with a good level of services and facilities and public transport links.
- 4.2 Chandos is a detached chalet bungalow situated on the western side of Elm Grove and benefits from a larger plot than those of the surrounding properties, including a double garage and outbuildings to the southern site boundary. The site of Chandos as a whole measures approximately 19 metres wide and 20 metres deep, widening to the road frontage with an outbuilding to the northern boundary. The proposed plot extends to approximately 0.02 hectares and measures 8 metres wide by 20 metres in depth.
- 4.3 The surrounding area has an established residential character and an urban appearance. The immediate residential area is mainly made up of two storey detached and semi-detached dwellings of varying age and character, with higher density terraced development immediately to the east. The area is seeing more recent housing in the vicinity in the form of infill or re-development of sites in order to contribute to much needed housing numbers.

Design Principles and Appearance

- 4.4 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as clay tiles, brick and painted render and feature windows. The proposed houses will be finished with a high quality palette of materials.
- 4.5 The design approach for the proposals has been led by the existing building typology and plot size/form and is consistent with the urban character of the local area. The plot in which Chandos is set is relatively large, being of a substantial width and benefitting from a good sized rear garden. The proposed layout would maintain the prevailing urban grain along Elm Grove, with detached and semi-detached dwellings set within relatively narrow plots.
- 4.6 The proposals include the demolition of outbuildings and a double garage to the south of Chandos in order to accommodate the proposed new dwelling. The proposals would result in a modest 2-bed house which would provide a single unit of smaller accommodation, much needed in the area. The proposed dwelling would assimilate well within the street scene of Elm Grove and the development can be achieved with only minor alteration to the southern elevation of the existing dwelling, with parking for the existing property retained to the north.

Scale

- 4.7 The general scale of the proposed dwelling mirrors that of surrounding houses; in particular Cherritree immediately opposite the application site. The application property has been designed in a style to reflect Cherritree on the eastern side of Elm Grove, with hipped roof and gable feature to the front elevation. The proposal is considered of a scale appropriate to the plot and with reference to similar neighbouring properties and the slightly higher density of Tennyson Road and Richmond Avenue to the east. The proposed new dwelling has been designed to create a much needed smaller unit of family accommodation on a relatively modest scale, set within a modest sized plot.

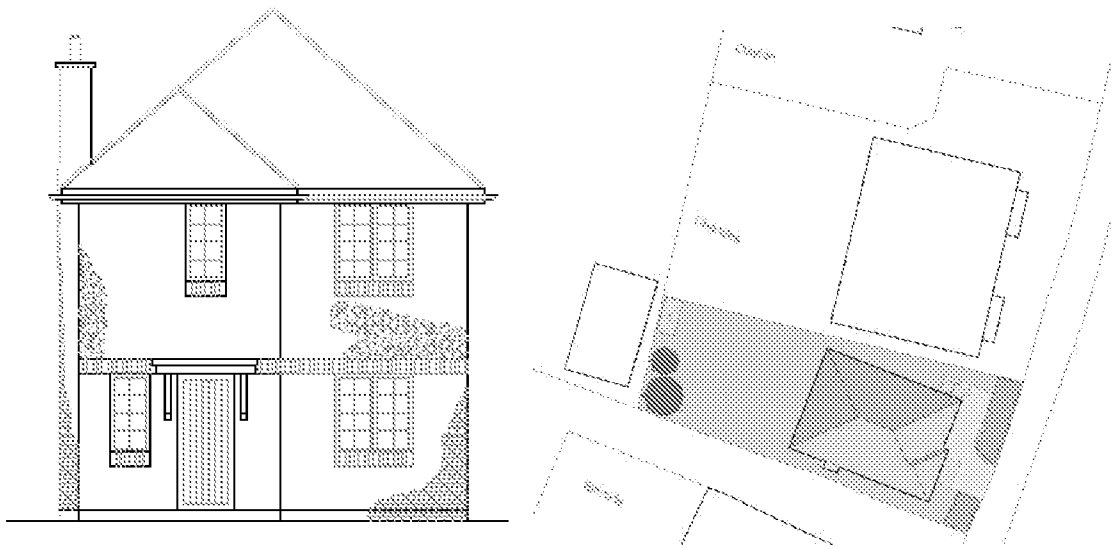


Fig 2. Proposed front elevation and site layout plan



Fig 3. Cherritree to the eastern side of Elm Grove

Site Layout

- 4.8 The proposed development has been designed to make the most efficient and effective use of the site in its highly sustainable, urban location. The proposal is for a single additional modest house fronting Elm Grove, following the existing building line; and assimilating well within the street scene. The new house would integrate with the existing pattern of residential development in the immediate area, see below.

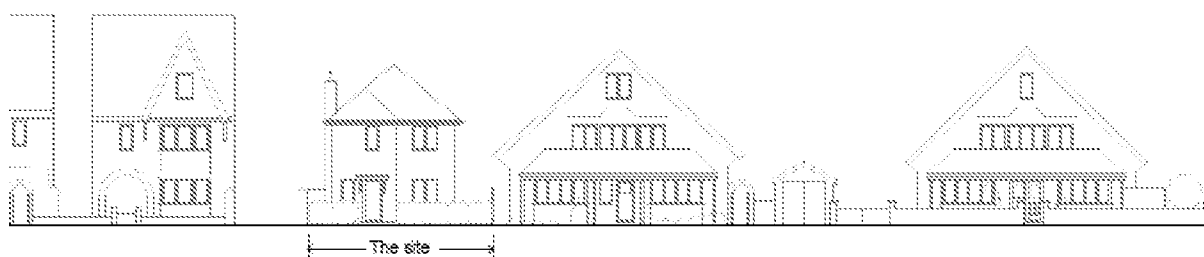


Fig 3. Proposed street scene

- 4.9 A well-balanced and well-proportioned scheme has been achieved capable of providing a single detached 2-bed house comfortably within the site. The new house would retain a two metre gap between the proposed north elevation and the south elevation of Chandos; to the south Elmside retains a four metre gap to the new dwelling, separated by an access road serving the property to the rear, situated behind 7 Elm Grove and Elmside. A single first floor window to the south elevation of the new dwelling would serve a landing and as such the scheme would not result in overlooking or harm to neighbour amenity. Chandos would retain a good sized rear garden and the new property would have a rear garden similar in size to neighbouring properties. Bin and cycle storage is provided comfortably with the plot.
- 4.10 By virtue of the side-to-side relationship between properties, retained distances to the site boundaries, and garden sizes achieved it is considered that the new house is not likely to cause harm to residential amenity. The layout has also been considered in order that there is not harm caused to local amenity or the character of the area.

Landscaping

- 4.11 The scheme does not seek the removal of any feature trees or hedges within the application site. It is considered that a scheme of proposed landscaping can be made a condition of consent in the usual way.

Amount and Use

- 4.12 The proposed development comprises a single detached 2-bed house on a site measuring 0.02 hectares. The scheme comprises a layout comparable to that within the immediate vicinity

and appropriate house design for its location within the residential area, providing much needed smaller accommodation. The amount of development is considered to be appropriate in the context with the surrounding residential development and would make more efficient use of the land for residential use in a sustainable location within the built up area.

Access

- 4.13 The application proposals retain a parking space clear of the highway to serve the existing dwelling, Chandos. No allocated parking is proposed to serve the new dwelling, however the site is in a highly sustainable location close to public transport links. On street parking is available in the vicinity should this be required by future occupiers. Proposed as a modest 2-bed dwelling the scheme is unlikely to generate significant levels of traffic movements or result in harm to highway safety.

5.0 CONCLUSION

- 5.1 The application is for a single additional unit of accommodation within the existing residential curtilage at Chandos, Elm Grove, Bognor Regis. The site is located within the defined Built Up Area Boundary and is situated in a sustainable location.
- 5.2 Careful consideration has been given to the design of the proposed residential development and site layout, with specific regard to the amount of development appropriate for the site and its contribution to the wider character and appearance of the area.
- 5.3 The proposals are an opportunity to make more efficient use of this site to deliver an additional new house of a modest scale in a sustainable location in context with the surrounding pattern of residential development and would make a useful contribution to the local housing market.
- 5.4 For all the reasons set out in this statement the application proposal complies with the saved policies of the Arun District Council Local Plan; The Neighbourhood Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development.