

Considerations - Biodiversity  
Biodiversity Statement Summary  
Facilitated by the Association  
of Marine Vehicle Recyclers  
Planning & Environment  
A3  
Land Use Officer Report  
Albion, Brighton, Hove, West  
Sussex, BN2 2RY

## Planning, Design & Access Statement *(including Biodiversity Net Gain Statement)*

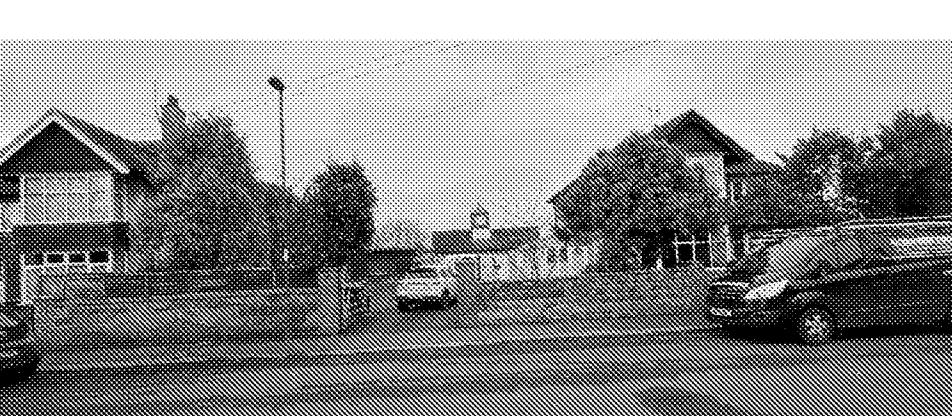
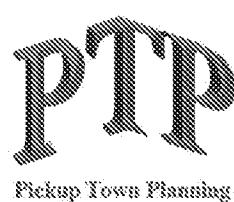


Figure 1 Street scene View of Application Site Frontage onto Nelson Road

### Objectives of Planning & Access Statement



Planning & Access Statement  
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## 1.0 Introduction

1.1 This planning application proposes the construction of a self-build, chalet bungalow on a flat, piece of land located within a gap between 10 & 14 Nelson Road, Aldwick, Bognor Regis. The application is submitted by the parents of the site's owner who occupies the existing house at 10 Nelson Road.

1.2 The application is submitted to run concurrently with a householder planning application which proposes the construction of a rear extension, carport and new vehicular access to 10 Nelson Road. The householder application is submitted by the daughter of Mr G & Mrs A Steventon.

1.3 This statement describes our client's proposal and places it in context with relevant national and development plan policy, guidance and advice. It will be concluded that our client's application proposal should receive support and be granted planning permission.

## 2.0 Application Site Description



Figure 2 Aerial Photo of Application Site & Surrounding Area

2.1 The application site comprises land at 10 Nelson Road, Aldwick, Bognor Regis. The part of the site that would form the self-build plot is located in the gap between 10 and 14 Nelson Road. The property's curtilage would have a frontage width of 13.2m on to the north side of Nelson Road and a maximum depth to the site's northern boundary of 23.0m. The site falls within the residential curtilage of 10 Nelson Road which is within Bognor Regis's Aldwick neighbourhood.

2.2 Existing residential development surrounds the site to the north, south, east and west. To the rear is a row of bungalows located on the south side of Kyoto Court; to the west is a two storey house that has been subdivided to form three flats and; to the east is the host dwellinghouse. On the opposite side of Nelson Road, to the south, is a mix of bungalows, chalet bungalows and two storey houses built in a range of designs and with a mixture of external finishes. The site is within the designated Built-Up Boundary for Bognor Regis and is within an area defined as Flood Zone 1 by the Environment Agency. The site is also within the 5.6km Pagham Harbour Buffer Zone B.

2.3 The existing 'host' dwelling is located just to the right of centre of the existing plot, with large side gardens to the east and west. The self-build plot forms part of the host dwelling's western garden and is currently occupied by a single storey garage, a brick and timber shed, areas of hardstanding as well as a small lawn with several ornamental trees and shrubs. The existing single storey buildings

would be demolished to allow for the subdivision of the plot and the construction of the proposed dwelling.



Figure 3 View Towards Application Site from South Side of Nelson Road



Figure 4 View North Across Application Site from Pavement

2.4 The host dwelling is a two storey, ridged roof dwellinghouse that has been built with painted, rendered elevations beneath a clay tiled, gabled, ridged roof. The front (south) principal elevation of the existing house is constructed with a projecting, tile hung, gabled double bay extension. To the east of the dwelling is the property's principal private amenity area which combines two small sun terraces but is mainly laid to grass. To the rear (north) is a paved patio area which surrounds a small, single storey flat roofed extension. The eastern side garden accommodates a mature Bay tree which is the subject of a Tree Preservation Order (TPO). The existing plot of 10 Nelson Road is enclosed by a brick

and concrete block front boundary wall with timber fencing to the sites west, north and east boundaries.



Figure 5     View East Across Site Showing West Elevation of Host Dwelling



Figure 6     View Towards Flank East Elevation of 14 Nelson Road



Figure 7     *View East from Sites Southern Boundary Across Front of Host Dwelling*



Figure 8     *View from North East Corner of Principal Garden of Host Dwelling towards Nelson Road*



Figure 9 View from East along Northern Boundary of host Dwelling (incl. TPO Bay Tree)



Figure 10 Existing Paved Terrace & Flat Roofed Extension to Rear of Host Dwelling

### **3.0 Planning History**

3.1 The following applications have been permitted at 10 Nelson Road:

BR/964/81 Planning permission granted 18<sup>th</sup> November 1981 “to rebuild existing garage for accommodating private cars and new entrance porch to the main house.”

BR/40/16/T Tree Preservation Order Consent issued 19<sup>th</sup> April 2016 for “Reduce crown by 1.5-2m to No.1 Bay Tree.”

### **4.0 Proposed Development**

4.1 A grant of planning permission is sought for the construction of a self-build dwellinghouse on land to the west of 10 Nelson Road, Bognor Regis. The application would also result in the construction of a new vehicular access with parking also being reprovided for the host dwelling. The applicants have been actively involved in the detailed design and layout of the proposed dwelling to ensure that it meets their future needs.

4.2 The proposed detached, two-bedroom chalet bungalow would be built on garden land to the west of the host dwellinghouse following the demolition of a single storey garage / utility room currently attached to the host dwelling. The dwelling's proposed front and rear elevations would align with those of the existing adjacent dwellings to the east and west, ensuring the layout of the plot mimics, and reflects, the pattern and character of development on the north side of Nelson Road. The proposed chalet bungalow would be constructed with its ridge running north to south. It would have a footprint (excluding the carport) measuring 8.5m wide and 11.6m deep with a maximum height of 7.5m to its ridge. The height of the dwelling would reduce to 2.7 at its eaves at the buildings west and east elevations.

4.3 The proposed dwelling would be sited some 4.5m back from the site's frontage boundary with Nelson Road (to the south) whilst to the rear of the dwelling's north elevation would be a 6.0m deep back garden. Gaps of some 2.7m and 7.7m would separate the dwelling's west and east elevations from adjacent dwellings either side (i.e. to the west is a building converted to 3 flats at 14 Nelson Road; to the east, the host dwellinghouse, 10 Nelson Road).

4.4 The proposed dwelling would be provided with a vehicular access from Nelson Road leading to a 3.0m wide carport sited to the east of the dwelling. The combined length of driveway and carport would be some 15.0m allowing a maximum of three cars to park within the curtilage of the proposed dwelling. A new vehicular access onto Nelson Road would be provided to the property with the existing access closed up. A second vehicular access would also be formed from Nelson Road to serve the host dwellinghouse, together with a driveway and parking for 3 vehicles.

4.5 Secure cycle storage facilities would be provided within the self-build dwellings rear garden along with a space for refuse and recyclable storage bins to be kept.

4.6 Access into the dwelling would be via a front door (with side window) located in its east, side elevation. Future occupiers would be protected from adverse weather by a flat roofed storm porch. The 'front' door would allow entry to a central hallway with doors permitting access to a combined kitchen/dining room, a wc and a living room. The entrance hallway would also accommodate a storage cupboard with stairs allowing access to the first floor. A second external door (with side window) would be located within the dwelling's west elevation. This would allow entry to a utility room which would be accessed through the kitchen. Stairs from the entrance hallway would allow access to the dwellings first floor. This would accommodate two double bedrooms (one with a dressing room), and a bathroom.

4.7 The proposed front (south) elevation of the dwelling would accommodate two full height 'floor

to ceiling' windows at ground floor level, together with a more traditional casement window. These windows would serve the kitchen / dining room. At first floor the south elevation would also feature a projecting bay window within the apex of the gable. This bay window would serve bedroom 1. A secondary dormer window is also proposed within a dormer extension on the east facing roof slope to serve bedroom 1. The dwellings ground floor north elevation would accommodate an almost full width, floor to ceiling, glazed, bi-folding door system. This would allow access from the living room to the dwellings rear garden. Within the apex of the north facing gable would be a round window which would serve bedroom 2. The sill height of this window would be set at 1.7m above internal finished floor level to mitigate overlooking of property to the north. The round window would be a secondary window – with bedroom 2 being served primarily by a dormer window also located within the dwellings east facing roof slope. Between the two dormer windows in the dwellings east roof plane would be a third dormer extension which would provide light to the staircase. The west facing roof plane would be constructed with two rooflights. The sill of both these rooflights would be set at 1.8m above internal finished floor level.

4.8 The development also proposes the construction of a carport to the east side of the chalet bungalow. The roof of the carport would be some 3.0m wide and 6.0m deep and would be constructed beneath a low pitched standing seam sheet metal roof. The roof ridge and supporting side wall would have a height of some 3.3m and 3.5m respectively.

4.9 The proposed external finishes to the dwelling would comprise the following materials:

Elevations - Render colour Cream, with tile hanging, Marley Clay Tile - Autumn Brindle or equivalent;

Roof – Marley Clay Plain Tile, Autumn Brindle or equivalent;

Doors - Front door - Dark Green PVC-U. Rear Bifold Doors - Aluminium colour Anthracite Grey

Windows - White PCV-U;

Lighting - Brushed Stainless Steel up/down lighters to front of house, by front door & either side of Bi-Fold doors on light sensors

Carport Roof – Standing seam metal sheeting.

4.10 The proposed driveways would be surfaced with black Tarmacadam with inset white stones. Additionally, the front and rear gardens would be mainly laid to lawn interspersed with flower beds and planting. The sites boundaries would comprise timber board fencing. The front boundary would be defined by walls and gate piers to match the existing.

## **5.0 Planning Policy**

5.1 The relevant planning policy documents in respect of this application are the National Planning Policy Framework, revised December, 2024 (NPPF) and the Arun Local Plan 2011-2031 (July 2018). Additionally, there are several adopted Supplementary Planning Documents which are relevant to the proposed development.

### National Planning Policy Framework

#### **Relevant Parts of the NPPF**

5.2 Paragraph 7 of the Framework states that "...The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without

*compromising the ability of future generations to meet their own needs..."*

### Environment

5.3 The NPPF states (at para.8) that "... Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways..." The economic objective is described as helping to "...build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"; The social objective requires planning to support "...strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being..." The environmental objective relates to the protection and enhancement of "...our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

### Housing

5.4 At paragraph 61 the Government comments that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community". Paragraph 63 goes on to say "Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children<sup>26</sup>; older people (including those who require retirement housing, housing with - care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes<sup>28</sup>..." Footnote 28 of the NPPF states "Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing."

5.5 With regards to the delivery of housing paragraph 73 states "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..."

### Highways

5.6 With particular regard to transportation and highways matters paragraph 116 of the revised NPPF states " Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. ".

### Design

5.7 Section 12 of the NPPF relates to "Achieving well-designed places." Paragraph 131. states "The creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable

to communities..." Paragraph 135 sets out 6 design criteria. It states that "*Planning policies and decisions should 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 of the development;*
- 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 or maintain 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."*

5.8 With regards to trees paragraph 136 states "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible..."*

5.9 Paragraph 139 goes on to state "*Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design ..."*

#### Flood Risk & Drainage

5.10 With regards to flood risk the NPPF states at paragraph 170 "*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*" Paragraph 172 states furthermore "*All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.*" Paragraph 173 advises "*A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding...*" and identifies a number of steps to be taken when considering if a site is acceptable in relation to flood risk.

#### Ecology

5.11 Section 15 of the NPPF relates to "*Conserving and enhancing the natural environment*". Paragraph 187 notes "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*" In relation to "*Habitats and biodiversity*" paragraph 186 advises "*... When determining planning applications, local planning authorities should apply the following principles:*

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;...
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate..."

### Biodiversity Net Gain

5.12 Paragraph 001 Reference ID: 74-001-20240214 of the Government's online Planning Practice Guidance states:

*"Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.*

*In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.*

*Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.*

*The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.*

*The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on decision notices on the grant of planning permission...."*

5.13 The PPG goes on to explain:

*"There are specific exemptions from biodiversity net gain for certain types of development. The exemptions are set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.*

*The biodiversity gain condition does not apply to the following types of development:...*

*Self-build and custom build development. Development which:*

- *consists of no more than 9 dwellings, and*
- *is carried out on a site which has an area no larger than 0.5 hectares, and*
- *consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015..."*

### Self-build and custom housebuilding

5.14 This application seeks a grant of planning permission for a self-build dwelling. General advice is provided on the Government's online Planning Practice Guidance explaining what a self-build or custom housebuilding project entails at Paragraph: 016 Reference ID: 57-016-20210208. This states:

***"What is self-build and custom housebuilding?"***

*Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').*

*The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.*

*When reading this guidance, reference should be made to the:*

- Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
- Self-build and Custom Housebuilding Regulations 2016
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

*In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.*

*Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.*

*The Community Infrastructure Levy Regulations 2010 allow for certain development such as self-build and custom build housing to apply for an exemption from the levy and guidance provides a definition of self-build and custom build housing for that purpose. Self-build and custom build multi-unit and communal schemes can also qualify for the exemption where they meet the required criteria. See guidance on Community Infrastructure Levy exemptions."*

**Arun Local Plan 2011-2031 (July 2018)**

5.15 The following Local Plan policies are considered to be relevant to the determination of the submitted planning application.

**SD SP2      Built-up Area Boundary**

*"Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan."*

**H SP1      The Housing Requirement**

*"Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District."*

**D SP1      Design**

*"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..."*

**D SP1 Design**

*"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..."*

**D DM1 Aspects of form and design quality**

This policy requires that the Council have regard to certain aspects including character, appearance/attractiveness, density, and scale.

**D DM2 Internal space standards**

*"The planning authority will require 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. Nationally Described Space Standards will provide guidance."*

**T SP1 Transport and Development**

*"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."*

**ECC SP2 Energy and climate change mitigation**

*"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient..."*

**ENV DM4 Protection of trees**

*"...Proper provision must be made for the protection and management of trees ... on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.*

*Where there are existing trees on or adjacent to a development site, developers shall be required to provide:*

- d. Land and tree surveys
- e. A tree constraints plan
- f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

*These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees."*

**ENV DM5 Development and Biodiversity**

*"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of*

*biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.*

*Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.*

*All developments shall have regard to Natural England's standing advice for protected species."*

**W SP1 Water**

*"Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief. The Council will also support development that:*

- a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;..."*

**W DM2 Flood Risk**

*"Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied..."*

**W DM3 Sustainable Urban Drainage Systems**

*"To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.*

*Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:*

- Green roofs*
- Permeable driveways and parking*
- Soakaways*
- Water harvesting and storage features including water butts..."*

**QE SP1 Quality of the Environment**

*"The Council 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, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District..."*

Bognor Regis 2015—2030 Neighbourhood Development Plan, August 2015 (including post exam modifications)

5.16 The Bognor Regis 2015—2030 Neighbourhood Development Plan, August 2015, was 'made' by the District council on 11<sup>th</sup> November 20215. As such many of the policies within the Plan pre-date the current Arun Local Plan 2011-2031 (July 2018) as well as the NPPF, 2023.

5.17 Having reviewed the planning policies within the Town Plan it is considered that policy 8a "Design Excellence" is relevant. This states:

*"... Development Proposals that fail to take the opportunities available for enhancing the local character and quality of the area and the way it functions will not be (permitted) supported. A central part of achieving excellence in design is responding to and integrating with local surroundings landscape and context as well as the built environment through:*

- ~ *Using good quality materials that complement the existing palette of materials used within the area.*
- ~ *Using planting (typical of the south coast) commonly found on the south coast for highway boundaries wherever possible and in keeping with the existing streetscape*
- ~ *Ensuring safe access for pedestrians, cyclists and motorists*
- ~ *Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact innovative design that is sustainable in its design, construction and operation*
- ~ *Promoting high quality spaces and light*
- ~ *Adopting the principles of sustainable urban drainage, where appropriate."*

Supplementary Planning Documents

**Parking Standards Supplementary Planning Document, January 2020**

5.18 At paragraph 1.7 it is explained that:

*"This SPD is intended to outline Arun District Council's approach to parking at new developments (residential/commercial). It should be used to help determine the level of parking at new developments and provide the basis for the County Council's advice to local planning authorities on planning applications. planning applications."*

5.19 It is stated at paragraph 2.12 of "Principle 1" that "Parking provision should be sufficient to accommodate demand whilst exploiting the potential for sustainable travel, minimizing adverse effects on road safety and avoiding increased on-street parking demand." Paragraph 2.17 explains "Principle 4" of the SPD. This states "In some locations, limiting parking provision will form part of a strategy to exploit the potential for sustainable transport..." It continues "In order to realistically promote lower levels of car ownership and use whilst avoiding unacceptable consequences, all of the following must be available or provided: Travel plan measures, targeted at reducing car use and thereby reduce ownership levels; High levels of accessibility to non-car modes of travel and to local amenities and facilities; and Comprehensive parking controls; i.e. Controlled Parking Zone."

5.20 Table 3.1 of the SPD sets out the level of expected vehicle parking provision for new residential development. This subdivides the District into Parking Behaviour Zones and is based on data provided by West Sussex County Council. The application site falls within Zone 4 where, typically, 1 parking space should be provided for a 2-bedroom dwelling with 4 habitable rooms. A dwelling with 5 to 6 habitable rooms should be provided with 2 on site parking spaces. The SPD also states that in Zone 4 a 4 bedroom

house with 7 or more habitable rooms should also be provided 2 parking spaces.

### **Arun District Design Guide, Supplementary Planning Document (SPD), January 2021**

5.21 This document provides guidance in relation to all forms of residential development. The proposed house would result in the redevelopment of a gap on an otherwise built-up frontage on Nelson Road.

#### Infill Development – P.01 Infill Development

5.22 With regards to infill development paragraph P.01 states that proposals should “*Respond positively to the character, appearance and layout of surrounding buildings to provide high quality infill development which enhances amenity for surrounding and new residents.*” The guidance comments furthermore that “*Infill developments are schemes located within an existing built-up area. Surrounding buildings and spaces must inform an appropriate infill design response in order to contribute to a sense of cohesion and unity. In most cases, as per the examples in Figure 300 - 305, new schemes should emulate the established pattern of building height, scale, plot width, boundary treatment and building line along the edge of the plot, and continue the rhythm of the street by repeating key elements such as chimneys, porches, windows, doors and walls. These may follow a more contemporary design to add subtle variation, but should ensure that the materials and details used are complementary to the surrounding area. The prevailing character of the area should always inform development unless exceptionally high quality design is proposed...*”

5.23 Regarding external space para H.04 (Residential Outdoor Amenity & External Space Standards) of the Council’s SPD states “*Amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres, and balconies a minimum of 3sqm of usable space clear from door swings and be able to accommodate a table, chairs and space for planting. Other innovative design solutions to smaller private rear gardens may also be acceptable in specific circumstances (especially when communal gardens are provided), when justified....*” Page 58 also states “*In some circumstances, innovative solutions to compact housing layouts, which enrich housing mix, make more efficient use of land, ensure that appropriate levels of privacy and natural light are maintained and are integrated with the surroundings may also be acceptable, when sufficiently justified...*”

## **6.0 Planning Considerations**

6.1 This planning application proposes the construction of a self-build, chalet bungalow on a flat, piece of land located within a gap between 10 & 14 Nelson Road, Aldwick, Bognor Regis. The application is submitted by the parents of the site’s owner who occupies the existing house at 10 Nelson Road. The application would also result in the provision of a new vehicular access and driveway to serve the host dwelling. The applicants have, with their daughter, been involved from the beginning in the planning and design of this self-build house project. They have made key decisions in relation to the design and layout of the dwelling and would be involved from beginning to end in the project to build their new home.

6.2 As stated previously this application is submitted to run concurrently with a householder planning application which proposes the construction of a rear extension, carport and new vehicular access to 10 Nelson Road. The householder application is submitted by the daughter of Mr G & Mrs A Steventon.

6.3 The proposed self-build dwelling would comprise a detached, two-bedroom chalet bungalow constructed on garden land to the west of the host dwelling following the demolition of a single storey garage / utility room currently attached to the host dwelling. The dwelling’s proposed front and

rear elevations would align with those of the existing adjacent dwellings to the east and west ensuring the layout of the plot mimics, and reflects, the pattern and character of development on the north side of Nelson Road. The proposed chalet bungalow would be constructed with its ridge running north to south and would be provided with a carport on its eastern side along with a drive which together could accommodate 3 parked cars. The dwelling has been carefully designed with windows which offer the applicants a good outlook without overlooking the gardens and spaces to the rear of the bungalows in Kyoto Court to the north.

6.4 This section of this statement will consider the following issues:

- Principle of Development;
- Pattern & Character of Development in the Area
- Design;
- Flood Risk & Drainage;
- Vehicle Parking, and;
- Ecology, Trees & Biodiversity Net Gain Statement

#### **Principle of Development**

6.5 The application site falls within the Built-Up Area Boundary for Bognor Regis where there is a presumption in favour of sustainable development. The site is within a residential neighbourhood surrounded by housing on all sides. Housing development on the north side of Nelson Road comprises mainly two storey detached houses within plots that are a similar width and depth to the proposed self build plot. Housing to the south is more varied consisting of a range of two storey houses, chalet bungalows and bungalows. The house that is immediately to the west (14 Nelson Road) has at some time in the past been converted to form 3 residential flats. The site also falls within an area shown to be at a low risk of flooding (i.e. Flood Zone 1 – see Flood Risk Assessment & Drainage Strategy by Bright Plan Civils). Given the foregoing it is considered that the principle of the proposed development is compliant with Local Plan policies SD SP2 (Built-Up Area Boundary) and H SP1 (The Housing Requirement) as well as part 5 of the NPPF relating to “Delivering a sufficient supply of homes”.



Figure 11 Image Showing Uniformity of Dwellinghouse Plots on North Side of Nelson Road

#### **Pattern & Character of Development in the Area**

6.6 The prevailing pattern of existing development on the north side of Nelson Road is characterized by mainly two storey detached dwellinghouses within plots that are a similar width and depth to the proposed self-build plot. Fig.11 below illustrates the fact that the proposed housing plot would replicate the width and depth of existing residential curtilages in Nelson Road. It also demonstrates that the subdivision of the existing residential curtilage of 10 Nelson Road would not represent an overdevelopment of the land. The proposed self-build plot would be characteristic of many others, in

terms of its width and depth, in Nelson Road whilst the remaining plot of the host dwelling would be larger than most other existing house plots on the north side of the road.

6.7 The application proposal would, therefore, result in a form of residential development that would be consistent with the prevailing pattern of character of development within the area. Policy DSP1 (Design) of the Local Plan requires all developments to make the most "*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...*" The proposed development is also considered to be compliant with the guidance of the NPPF and particularly the design criteria advocated at paragraph 135.

### **Design**

6.8 With regards to design it is considered that the development proposed by this application would result in the provision of a dwelling that would reflect the appearance, scale and character of existing development within Nelson Road. It is considered that the proposed dwelling would provide its future occupiers with a high-quality living environment comprising a generous amount of internal floorspace together with useable and manageable external private amenity areas.

6.9 The applicants have considered the design, context, siting and layout of proposed development in relation to the NPPF and the Arun Local Plan 2011-2031 (July 2018). Additionally, the applicants have viewed their proposals in relation to the LPAs Supplementary Planning Documents the "Arun District Design Guide, Supplementary Planning Document (SPD), January 2021" and "Parking Standards Supplementary Planning Document, January 2020."

6.10 As has been stated policy DSP1 (Design) of the Local Plan requires all developments to make the most "*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...*" Policy DDM1 (Aspects of form and design quality) states that the LPA should have regard to certain aspects including character, appearance/attractiveness, density, and scale. Policy DDM2 (Internal space standards) requires residential developments to be built with internal spaces which would be "*an appropriate size ... to meet the requirements of all occupants and their changing needs*" and which should be compliant with Nationally Described Space Standards. The applicants have considered, very carefully, all aspects of the design of the proposed dwelling. They have sought to achieve a design of dwelling that would provide them with a spacious, light and airy property, together with two first floor bedrooms and a manageable garden. The proposed self-build dwelling is, therefore, considered to be compliant with these Local Plan policies.

6.11 The applicants were also keen to ensure that the design of the proposed dwelling had as little impact as possible upon the residential amenities of the occupiers of adjacent dwellings. The chalet bungalow design, with a ridge roof oriented to run north-south, was considered to reduce, significantly, building bulk at first floor level, especially when viewed from the sites west and east boundaries. This design solution was considered to successfully mitigate any overbearing impacts the development might have upon the amenities of the occupiers of property to the east and west. Similarly, the applicants were very conscious that the proposed development did not overlook adjacent property to an unacceptable degree. As such, the windows serving the rear bedroom were specifically designed to avoid causing an invasion of privacy of the gardens of property in Kyoto Court. It will be seen from the submitted drawings that the dwellings proposed north elevation feature a round window located in the apex of its gable. The cill of this window would be set at 1.7m above internal finished floor level to mitigate the potential for overlooking. Furthermore, the cill heights of the two rooflights within the proposed dwellings west roof plane have similarly been set at a level above normal eye level (i.e. 1.8m). Additionally, the rear bedroom has been designed with a dormer roof extension in the dwellings east roof plane. This would ensure that the occupiers of this bedroom had an acceptable outlook towards the host dwelling, and beyond to the east, whilst also securing a

design that would not result in any unacceptable levels of overlooking.

6.12 With regards to the provision of external amenity space it is accepted that the proposed dwelling would be provided with a rear garden that falls below the recommended 10.5m advocated in the Arun District Design Guide, Supplementary Planning Document SPD. However, paragraph H.04 (Residential Outdoor Amenity & External Space Standards) of the SPD does allow exceptions to be made to this general rule. Paragraph H.04 states "*Amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres, and balconies a minimum of 3sqm of usable space clear from door swings and be able to accommodate a table, chairs and space for planting. Other innovative design solutions to smaller private rear gardens may also be acceptable in specific circumstances (especially when communal gardens are provided), when justified....*" Page 58 of the SPD also states "*In some circumstances, innovative solutions to compact housing layouts, which enrich housing mix, make more efficient use of land, ensure that appropriate levels of privacy and natural light are maintained and are integrated with the surroundings may also be acceptable, when sufficiently justified...*"

6.13 It is considered that the proposed development represents an innovative design solution in accordance with this guidance. The proposed chalet bungalow would be provided with a rear garden with a depth of some 6.0m. This would replicate, and be characteristic of, all the other rear garden depths of two storey dwellings on the north side of Nelson Road. Furthermore, even though the dwelling would have a shorter than standard back garden it is considered that potential overlooking issues have been designed out through careful and thoughtful window placement. With regards to potential impacts on natural light, the proposed dwelling would be separated from the rear elevation of dwellings in Kyoto Court by a distance of approximately 16.0m. This reflects the existing character of development in the area which has been considered to be an acceptable relationship over the years. As such, it is considered that the proposed 'back to back' separation distance between the rear elevation of the proposed dwelling and those within Kyoto Court to the north would be maintained, and would reflect the prevailing pattern of development within the area.

6.14 With regards to design it will be seen that dwellinghouses in Nelson Road have a variety of architectural styles. It will also be observed that dwellings on Nelson Road are built with a wide range of external finishes and materials including facing brick, painted render, tile hanging and coloured timber or composite boarding. Roofing materials also vary with a mix including slate, concrete tiles and handmade clay tiles.

6.15 When assessed in relation to current design policy the proposed development is considered to be compliant with policies DSP1, DDM1, DDM2 of the Local Plan; policy 8a of the Bognor Regis 2015–2030 Neighbourhood Development Plan, guidance within the Arun District Design Guide as well as design guidance within the NPPF at paragraph 135.

### **Flood Risk & Drainage**

6.16 This application is accompanied by a Flood Risk Assessment & Drainage Strategy (FRA & DS) undertaken by engineering consultants Bright Plan Civils. The FRA & DS considers all available data and concludes that being sited in Flood Zone 1 it is assessed as being at 'Very Low' or 'Low' risk of flooding from all sources. The report concludes that "...the site is safe for use for its design life."

13.1.1 *The site measures 849m<sup>2</sup> (0.08Ha) and is occupied by the existing property; 10 Nelson Road. The proposed development will involve the construction of 1 No. dwelling, 2 No. car ports and a rear extension to the existing property.*

13.1.2 *The site topographic survey identifies levels in the range of 6.12m AOD and 6.66m AOD, with the site considered to be flat.*

13.1.3 *The existing building(s) on site are served by a combination of open-ended rainwater pipes which discharge freely to the adjacent ground, in addition to*

*rainwater pipes which discharge below ground. It is assumed that the rainwater pipes that discharge below ground may discharge to the on-site foul drainage network, which discharges to Southern Water's public foul water sewer beneath Nelson Road. There is a gully positioned in the existing driveway, although it has not been confirmed where this drains to. The remaining areas of the site are understood to drain naturally.*

- 13.1.4 *The site is located in Flood Zone 1, and has been assessed as being at 'Very Low' to 'Low' risk of flooding from all of the potential sources of flood risk.*
- 13.1.5 *The post-development impermeable/hardstanding area has been determined to be 429m<sup>2</sup> (0.04Ha). Of the above figure of 429m<sup>2</sup>, 173m<sup>3</sup> is existing impermeable area associated with the existing dwelling which is to be retained. This area will continue to drain as existing. The catchment associated with the proposed development which is to be positively drained is 229m<sup>2</sup>.*
- 13.1.6 *Spatial constraints dictates that soakaways cannot be accommodated on site, in addition to shallow groundwater depths (540mm below ground level) restricting the use of infiltration methods and techniques.*
- 13.1.7 *It is proposed that run-off from the proposed roof of the new dwelling and car ports will drain to below ground pipework. A connection will be provided to Southern Water's public surface water sewer to the east of the site, beneath Nelson Road.*
- 13.1.8 *Post-development surface water run-off will be managed through sustainable drainage measures, with the installation of permeable paving with a combined area of 83m<sup>2</sup>. A 300mm sub-base is proposed, providing a volume of 7.47m<sup>3</sup> (30% voids).*
- 13.1.9 *It is proposed that all captured run-off from the proposed hardstanding areas is captured up to the 100- year event including 45% climate change without exceedance. An allowance of 10% has also been provided in the surface water drainage calculations prepared for the potential impact of urban creep across the lifetime of the development. Surface water flows discharging off-site will be restricted to a maximum of 2.00 l/s.*
- 13.1.10 *Foul water generated by the existing property drains to Southern Water's public foul water sewer, beneath Nelson Road.*
- 13.1.11 *Foul water from the proposed new dwelling will drain to Southern Water's public foul water sewer beneath Nelson Road. A new connection to the public sewer will be established.*
- 13.1.12 *In conclusion, this development will not increase flood risk on or off the site and is suitable in respect of both flood risk and surface water drainage.."*

6.17 As such, it is considered that the proposed development would be compliant with Local Plan policies W DM2, W DM3 & W SP1.

### **Vehicle Parking**

6.18 In September 2020 West Sussex County Council published the document "West Sussex County Council: Guidance on Parking at New Developments". This document provides parking standards for both residential and non-residential uses within the county. The guidance opines that parking demand for residential development should be calculated on an area-based assessment and divides the County into 5 Parking Behaviour Zones (PBZ). The application site falls within PBZ4. For a 2-bedroom dwelling, within this part of Bognor Regis, the development should provide 1.1 parking spaces. The proposed development, with a combined carport and driveway of some 15m in length, could accommodate 3

parked vehicles. As such, the proposed development would be compliant with this policy.

6.19 In addition to the West Sussex County Council guidance on vehicle parking is the Arun District Council "Parking Standards Supplementary Planning Document, January 2020". Table 3.1 of the SPD sets out the level of expected vehicle parking provision for new residential development. This subdivides the District into Parking Behaviour Zones and is based on data provided by West Sussex County Council. The application site falls within Zone 4 where, typically, 1 parking spaces should be provided for a 2-bedroom dwelling with 4 habitable rooms.

6.20 It is apparent that the proposed self-build development would, effectively, result in the subdivision of the existing plot of 10 Nelson Road. The application for this self-build dwelling would also result in the provision of a new vehicular access to serve the host dwellinghouse together with a driveway and parking for up to 3 vehicles. Also submitted to run concurrently with this application is a householder application relating to the host dwelling. This application proposes the construction of a car port (which is a mirror of the one proposed to serve the self-build dwelling) together with a small rear extension. This scheme also proposes the provision of up to 3 vehicle parking spaces for the host dwellinghouse. This householder development would be carried out in conjunction with the development proposed by this application for a new dwellinghouse. The Council's parking standards state that a 4+ bedroom house within Zone 4 with 7 or more habitable rooms should provide 2 on site vehicle parking spaces. This development is, therefore, also considered to be compliant with the Council's Parking SPD.

6.21 Given, that the proposed chalet bungalow development would be capable of accommodating a maximum of three cars within the site, and would also result in the provision of replacement parking for the host dwelling, it is considered that the proposal is compliant with Local plan policy T SP1, Transport and Development, together with the County Council's publication "West Sussex County Council: Guidance on Parking at New Developments" and Arun District Council's "Parking Standards Supplementary Planning Document, January 2020".

### **Ecology, Trees & Biodiversity Net Gain Statement**

#### **Ecology**

6.22 Accompanying this application is an Ecological Impact Assessment by consultants South Downs Ecology. This reports that a Preliminary Ecological Appraisal was carried out at the property on the 10<sup>th</sup> February 2025. In summary the EIA concludes:

- 9.1 *The proposal area consists of a house with areas of hardstanding driveway and patio, shed and garage, vegetated garden and flowerbed, vacant land and trees.*
- 9.2 *The proposals are not anticipated to have any significant impact upon ecology; the lean-to conservatory, garage and shed which would be impacted all offer negligible bat roost suitability. The proposals stand a negligible chance of disturbing bats or their roosts, or foraging and commuting habitats providing very basic mitigation measures listed in this report are followed. The main house roof is likely to offer low bat roost suitability but is to be unaffected by works.*
- 9.3 *Very minor potential for impacts to hedgehogs, reptiles and nesting birds exists and would be avoided using basic precautions.*
- 9.4 *No impacts upon statutory sites, priority habitats or other species are anticipated.*
- 9.5 *The site is exempt from Mandatory Biodiversity Net Gain.*
- 9.6 *When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net*

*gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation."*

6.23 Section 8 of the report recommends a number of "Ecological Enhancements" which would be implemented should permission be granted.

6.24 As such, it is considered that the proposed development would be compliant with Local Plan policies ENV DM4, ENV DM5 and QE SP1.

### Trees

6.25 This application is accompanied by an Arboricultural Impact Assessment by consultants South Downs Ecology. This assessment notes that the proposals would result in the removal of 5 low value trees. The report comments at paragraph 2.1 "*Of the existing trees, five low value trees (T01-T05) would be removed. The removal would be unavoidable to enable the proposals, and their removal would have no material impact on site amenity, ecological value or screening. The trees could easily be replaced by better specimens as part of the proposals.*" At paragraph 2.8 the report recommends "...*new native tree planting, and infill planting with suitable shrubs from the RHS 'Plants for Pollinators' lists shall result in an Arboricultural and ecological gain.*" At paragraph 2.9 it is concluded "...*The proposals are therefore supportable.*"

6.26 As such, it is considered that the proposed development would be compliant with Local Plan policy ENV DM4.

### Biodiversity Net Gain Statement

6.27 The Council's validation requirements state that the provision of a "Small Sites Biodiversity Net Gain Metric Tool" is a national requirement for "*All non major applications (that are not exempt).*" This application is considered to be exempt given that the proposed development would result in the construction of a self-build house.

6.28 The Government's online Planning Practice Guidance (PPG) explains:

*"Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.*

*In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.*

*Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.*

*The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.*

*The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on decision notices on the grant of planning permission."*

6.29 The PPG explains “*What development does the de minimis exemption apply to? And how should it be assessed?*” This section of the PPG states:

*“Self-build and custom build applications*

*You must meet all of the following conditions to qualify for an exemption as a self-build or custom build.*

*The development must:*

- *consist of no more than 9 dwellings*
- *be on a site that has an area no larger than 0.5 hectares*
- *consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015”.*

6.30 The proposed development would provide just 1 dwelling; the site has an area of less than 0.5 of a hectare, and; the only dwelling proposed by this application would be one as defined by section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

6.31 This view concurs with comments made in the Ecological Impact Assessment by consultants South Downs Ecology. It will be noted that they confirm, at paragraph 9.1 that “*The site is exempt from Mandatory Biodiversity Net Gain.*”

6.32 Local Plan policy ENV DM5 (Development and biodiversity) states that “*Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not)...*” The applicant would be happy to accept the imposition of a planning condition requiring ecological enhancements such as the provision of small shrubs, native plants, bat roost features, insect and bird & swift boxes as recommended at paragraph 8.1 of the EIA.

6.33 The applicants are of the view, therefore, that the proposed development is compliant with both Local Plan policy ENV DM5 and National Planning Policy guidance in relation to Biodiversity Net Gain.

## **7.0 Conclusions**

7.1 Planning permission is sought for the construction of a self-build, chalet bungalow on a flat, almost rectangular piece of land located in the gap between 10 & 14 Nelson Road, Aldwick, Bognor Regis. The application is submitted by the parents of the site’s owner. The application would also result in the provision of a new vehicular access and driveway to serve the host dwelling.

7.2 In summary, the application site is within the Built-Up Area of Bognor Regis where there is a presumption in favour of sustainable development. The proposed self-build dwelling would be provided with a plot within the existing curtilage of 10 Nelson Road. The width and depth of the plot is characteristic with the existing pattern of residential development along the north side of Nelson Road. The proposed chalet bungalow would be sited so that its front and rear elevations aligned with those of the existing dwellings either side to the west and east. The subdivision of the existing plot of 10 Nelson Road would not result in an overdevelopment of the land. It will be noted that the host dwellinghouse would have a remaining plot that would be almost double that of other dwellings on the north side of Nelson Road. The proposed layout of the development would, therefore, reflect the prevailing pattern and character of development in the area.

7.3 The proposed development is considered to be of a high quality design and, if granted planning permission, would provide a two-bedroom self-build dwelling in a sustainable and accessible part of Bognor Regis. The application site is within Flood Zone 1 where future residents would be at a low risk

of flooding. Furthermore, the proposed development, being a self-build dwelling, would be exempt from having to provide a minimum of +10% Biodiversity Net Gain. Nevertheless, as is outlined in the submitted Ecological Impact Assessment, there would be a number of ecological enhancements incorporated into the proposed development.

7.4 It is concluded that, in terms of current planning policy, the proposed development would be an example of 'sustainable development' and would, as such, be compliant with both the NPPF and the policies of the Arun Local Plan.

7.5 The applicant respectfully requests that Officers and Councillors look favourably on this proposed development and grant planning permission.