

Land at the entrance to Waterford Gardens, Climping
Planning application for the erection of 1 No 4 bed dwelling and garage
(renewal of planning permission reference CM/29/14/PL).

1.0 Introduction

1.1 This statement is to accompany the planning application for the erection of 1 no. 4 bed dwelling and garage (renewal of planning permission reference CM/29/14/PL). The following documents and plans are also submitted as part of the application:

- Drawing No.s 01, 02, & 03
- Drawing 1408 100 Site plan 1:250
- Location plan 1:1250
- Surface Water Drainage Statement
- Biodiversity Checklist
- Correspondence from Archaeology South East and West Sussex County Council dated 18th September 2003 and 15th June 2000 respectively concerning archaeology matters.
- Local Validation Requirements Checklist

2.0 Background

2.1 Planning permission for the erection of 1 no 4 bed dwelling and garage (CM/29/14/PL) was granted on 4th November 2014 subject to conditions. The planning permission has yet to be implemented and we are conscious that the expiry date to implement this permission is approaching. The applicant is therefore seeking the Council's approval to renew the permission for a further three years.

3.0 Application Site and Context

3.1 The application site is located at the entrance to Waterford Gardens and fronts onto Horsemere Green Lane in Climping. It consists of an area of undeveloped land left over from the development of the former Fordacres Nursery site that now accommodates the residential development known as The Beaches and Waterford Gardens. The land is located towards the western edge of the village of Climping. Immediately to the north of the land is Horsemere Green Lane. To the east and south are residential dwellings and to the west across the road lies The Telecottage building.

4.0 Approach

4.1 This application adopts an almost identical approach to the development of the land to the scheme approved by the Council in November 2014. It proposes the development of a single residential dwelling on the land with associated garage space, gardens and access from Waterford Gardens. The overall approach adopted by the applicant is to work very much with the existing character of the surrounding development at Waterford Gardens and The Beaches and within the envelope of the permitted shop development originally proposed for the land itself.

5.0 Design

i) Use and Amount of Development

5.1 The application proposes the development of a single residential dwelling consisting of ground and first floor accommodation only and a separate ancillary double garage. The dwelling would accommodate four bedrooms and would have a total floorspace of 172.4 sq m (gross). The double garage would have a total floorspace of 33 sq m.

ii) Layout

5.2 The proposed dwelling would be positioned towards the western end of what is an approximately rectangular plot. Its location is partly dictated by the need to preserve a visibility splay for traffic travelling along Waterford Gardens but also to create a suitable presence at the entrance to the housing development itself. The garage would be positioned at the eastern end of the application site adjacent to the vehicular entrance.

5.3 The proposed dwelling would benefit from a private garden which exceeds 20 metres in depth. The Planning Officer report on the application for the same development approved in November 2014 concluded that this was considered to comply with relevant External Space Standards and was in keeping with existing development.

5.4 Internally, the dwelling would be arranged in a fairly standard form with daytime living accommodation provided at ground floor level and bedroom accommodation at first floor.

iii) Scale

5.5 The floorspace of the proposed dwelling would be 172.4 sq m (gross). The floorspace of the double garage would be 33 sq m. The dwelling would have a maximum height to ridge of 9.65m, a width of 13m and a maximum depth of 7m. The double garage would have a ridge height of 4.7m, a width of 5.5m and a depth of 6m. The ridge height of the originally proposed shop development for the site was 8.5m and that development would have had a width of 13m and a maximum depth of 7.9m.

iv) Landscaping

5.6 The proposed dwelling would sit within landscaped gardens. Paving materials for the driveway serving the property would be appropriate to the locality. In the planning application approved by the Council on 4th November 2014, the proposals identified a 1.8m high close boarded timber fence for part of the northern and eastern boundary of the application site to provide privacy to the garden of the property. However, condition 9 of that planning permission confirmed the Council's preference for a hedgerow and this has been accepted by the applicant. Drawing 1408 -100 : Site Plan submitted as part of the planning application confirms this agreed approach.

v) Appearance

5.7 The dwelling would be of a traditional design arranged over ground and first floors with a steeply pitched roof. It would be constructed from brick and its walls

would be finished in white render to match the approach used for other dwellings within Waterford Gardens and The Beaches. The western half of the dwelling would have a thatched roof to match the thatched roofs used elsewhere within the development. The eastern half of the dwelling would be finished in plain clay tiles – again a material in common use within the development. The garage would be constructed from brick with a plain clay tile roof to match the dwelling itself.

6.0 Access

6.1 The property would be accessed from Waterford Gardens. A direct pedestrian route from the road to the front door would be provided along with a separate vehicular access via a driveway to the side. This latter access would lead to a parking area and the double garage. A step free and level route for pedestrians from the vehicular access to the dwelling would be provided through the garden area. The ground floor of the property would also be step free allowing access for the mobility impaired.

6.2 West Sussex County Council as the highway authority did not object to these access and parking arrangements when it considered the last application for the same development approved in November 2014.

7.0 Archaeology

7.1 Condition 6 of the previous planning permission for the development of the application site (CM/29/14/PL) required the implementation of a programme of archaeological work to be carried out on the site before the approved development commences. In the time since that previous decision, it has come to light that all archaeology matters on the Waterford Gardens site – including the application site - were addressed at the time of the implementation of that development. As the Council is aware, the application site formed part of the wider development site as it was intended for development as a shop and therefore the potential archaeological investigation of the site has already been carried out and does not need to be revisited again as part of these current proposals.

7.2 To assist the Council on this matter, correspondence from Archaeology South East and West Sussex County Council dated 18th September 2003 and 15th June 2000 respectively concerning archaeology matters is submitted as part of the application. From this correspondence, the Council will be able to check its own records to establish confirmation that the archaeology matters have indeed been addressed and therefore condition 6 of CM/29/14/PL would not need to be re-applied to any grant of permission for the current proposals.

8.0 Planning Policy

8.1 National and local planning policy remains largely unchanged since the Council's decision to grant planning permission for the same development in November 2014. In particular, policies GEN3, GEN7 and GEN12 of the adopted Local Plan (2003) continue to be relevant concerning the protection of the countryside, the form of new development and parking in new development. Likewise, the Government's National Planning Policy Framework (NPPF), referred to in the Officer report on the previous application also remains unchanged.

- 8.2 As the proposed development remains largely unchanged from that approved under CM/29/14/PL, the District Council should reach the same conclusions that it is acceptable from a planning policy perspective. The Council's current inability to demonstrate a five year housing land supply for Arun District only serves to add further weight to the case for the renewal of planning permission CM/29/14/PL having regard to paragraphs 47 and 49 of the NPPF.

9.0 Conclusion

- 9.1 There have not been any perceivable changes to the site or the surrounding area or planning policy since the grant of planning permission for the same development in November 2014. As the proposed plans within this current planning application remain largely the same as the previously approved applications, there are no material reasons why the renewal of the planning permission should not be granted by the Council.