

# *Residential Development on Land Rear of 10 Downview Road, Barnham*

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## *Planning, Design and Access Statement*

### **Introduction**

The National Planning Policy Framework (NPPF) establishes the presumption in favour of sustainable development, which it considers should be seen as a golden thread running through both plan making and decision taking. There are three dimensions to sustainable development: economic, social and environmental. Sustainable development involves seeking positive improvements in the quality of built, natural and historic environment, as well as in people's quality of life, which includes amongst other things, widening the choice of high quality homes.

### **The Application**

This Planning, Design and Access Statement has been prepared to support the application for the proposal as set out above. The application pack contains a set of planning drawings that include a site location and elevational details.

### **Site & Surroundings**

The application site comprises the curtilage of 10 Downview Road, which is a sizable plot extending to approximately 0.34 acres (0.135 hectares). It is located within the defined built-up area of Barnham and within an area characterised by residential land use.

The existing property currently has a detached two-storey chalet bungalow sited towards the front of the plot and fronting onto Downview Road with the rear garden extending approximately 55 metres in depth. Its large rear garden backs onto Murrell Gardens. The existing property has been granted permission to build an infill extension at the rear of the building and replace the first storey to create a 4 bedroom property. This increases the building footprint by a small percentage.

The surrounding area has an established residential character, including a range of dwelling and plot sizes of varying age and character. There are examples of backland development within the vicinity of the site including 70 Downview Rd, Murrells Gardens, Drovers Way, Skye Cluan Close, the land to the rear of Bellingham House and the recent granting of planning permission for both 59 Elm Grove and 97 Barnham Rd (Hartley Gardens). In addition, 12 Downview Road has been developed into an access road for over 20 properties and a residential house.

Barnham is a medium sized village with a train station, a primary school, a secondary school and a reasonable provision of services and facilities. The village has a sub-urban character with well landscaped front gardens and a preponderance of street trees.

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### **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

‘...if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning acts, the determination must be in accordance with the plan unless material considerations indicate otherwise.’

Accordingly, the starting point in assessing the appropriateness of the development proposal will be the statutory development plan which, in this instance, comprises the following documents:

- The Saved policies of the Arun Local Plan 2003
- Emerging Arun District Local Plan 2011-31
- Barnham and Eastergate Neighbourhood Development Plan 2014-19

Other relevant material considerations include the National Planning Policy Framework (NPPF), which was published in March 2012, and guidance set out in the Planning Practice Guidance (PPG).

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

Paragraph 7 confirms that there are 3 dimensions to sustainable development – economic (building a strong competitive economy); social (providing the supply of housing required to meet needs and creating a high quality built environment); and environmental (protecting and enhancing the natural, built environment). Paragraph 8 confirms that these roles should not be taken in isolation and are mutually dependent. Therefore, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

It is a requirement that Local Plan Authorities positively seek opportunities to meet the development needs of their area (paragraph 14). Paragraph 14 also states that development proposals that accord with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or specific policies of the NPPF indicate that development should be restricted.

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Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at Paragraph 17. Of particular note these principles consider that planning should:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs; and
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants.

Section 6 on housing sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. Paragraph 49 confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and create sustainable, inclusive communities local planning authorities should 'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.' Paragraph 53 states that inappropriate development of residential gardens should be resisted, for example where it would cause harm to the local area but does not preclude appropriate development of residential gardens.

Design is in section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.

In relation to decision making paragraph 186 confirms that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development and paragraph 187 states that local planning authorities should look for solutions rather than problems. Local planning authorities should work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.

Paragraph 196 confirms that the planning system is plan led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 197 states that the NPPF is a material consideration in planning decisions and that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

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### Planning Policy Guidance

The Government's Planning Practice Guidance (PPG) was published online in March 2014. It advises that:

*The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.*

The guidance advises that the statutory development plan is 'the plan for the future development of an area'. It consists of:

- Local plans: development plan documents adopted by local planning authorities, including any 'saved' policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste.
- Neighbourhood plans: where these have been supported by the local community at referendum and subsequently made by the local planning authority.

Regarding how decisions on planning applications must be made, it advises that:

*'The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework...'*

*In relation to affordable housing, a recent change to the guidance on 16 November 2016 confirms that affordable housing is not required on sites of 10 or less dwellings.*

### Saved Policies of the Arun Local Plan 2003

The relevant policies of the Arun local plan (2003) are as follows:

GEN2 – Built-up Area Boundary

GEN5 - Provision of New Residential Development

GEN9 - Foul and Surface Water Drainage

GEN11 - Inland Flooding

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GEN12 – Parking in New Development

GEN29 – Nature and Conservation Across the District

### **Emerging Arun District Local Plan 2011-2031**

The Arun District Council Local Plan 2011-2031 was submitted to the Secretary of State on 30 January 2015 for examination. Following the Inspectors interim conclusions in July 2015, the examination was suspended in February 2016. Since this date Officers have been working to produce modifications to the Local Plan which respond to the various concerns raised by the Planning Inspector with particular regard to the Council's Objectively Assessed Housing Needs (OAHN).

On 22<sup>nd</sup> March 2017 the Main Modifications for the Local Plan were presented to and approved by the Full Council in light of which Arun District Council.

The Local Development Scheme (2017-2020) currently anticipates that the Local Plan will be adopted in the coming months. However, the emerging Local Plan is still under development and therefore, it accordingly carries limited weight in the determination of this application.

### **Barnham and Eastergate Neighbourhood Development Plan 2014-29**

The Barnham and Eastergate Development Plan (BEDT) was made in July 2014 in advance of the Publication Version of the Arun Local Plan. The Neighbourhood Plan was therefore, prepared having regard to a housing target of 580 dwellings per annum. The BENP acknowledges the presumption in favour of sustainable development at paragraph 4.2 and confirms that where the development plan is silent or out-of-date, permission will be granted unless any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Policy H2 has regard to the principle of new residential development and states that:

*Permission will be granted for small residential developments on infill and redevelopment sites within the parishes subject to the policies of this plan being met.*

Other relevant policies are provided by:

ES1 - Flooding, drainage and new development

ES5 - Quality design

ES6 – Contribution to local character

ES8 – Buildings should be designed to reflect the three-dimensional qualities of traditional buildings

ES10 – Trees and hedgerows

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ES11 – Energy efficiency of new development

GA1 – Connection of sustainable transport

GA4 – Parking and new development

H3 – Housing mix

H4 – Integration of new housing into surroundings

H5 – Outdoor space

H6 – Attention to detail

H7 – Drainage for new housing

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### **The Proposed Development**

The proposed development seeks consent for the construction of a single 3 bedroom detached dwelling within the rear garden of 10 Downview Road.

The two dwellings on site, including the proposed and existing, equate to a development density of approximately 14 houses per hectare. This is considered to respond positively to the context of the site and the character and pattern of development in the surrounding area.

The proposed scheme offers a similar structure and density to the existing settlement and the amount is therefore, appropriate to the area. This level of development is considered to represent an efficient and sustainable use of the land in accordance with the NPPF in a sustainable location.

As backland development should not be considered a bar to redevelopment (previously stated by the Inspector for the proposal at 59 Elm Grove), there is still a requirement to ensure that the proposed development would not look cramped and out of keeping with the prevailing character of the area. To address these points the proposed dwelling has not been 'squeezed' into the plot but instead has a large garden and sufficient flow around the property. The offset from the boundaries with high hedges, large trees and a tall fence line ensures that the dwelling maintains a good level of privacy from the existing development of the area.

In addition, the dwelling has a reduced height and fits well into its surroundings. The chalet style bungalow nature of the property ensures that it does not stand out to the existing properties situated on both Downview Road and Murrell Gardens. It is masked behind evergreen foliage & sizable trees and its pleasing aesthetics will complement the existing development in the area.

Fenestration will be considered to ensure that the privacy and enjoyment of amenity space is not compromised. This will form part of the detailed planning application but it is an important element that has been identified at the outset.

The proposed access driveway is currently being used as such. It accesses the existing garage of 10 Downview Road. This garage is below the highways requirements for housing a car. This garage would be removed and the driveway would continue to the parking and turning area for the proposed dwelling. This driveway will be behind fencing of sufficient height to ensure privacy for the existing dwellings and additional evergreen planting, along this fence line, will add an extra layer to ensure the impact is minimised on the existing dwelling. The hedgerow to the south boundary would be trimmed back but the height and density would be maintained to ensure limited impact on any amenity space. The driveway width and turning areas will be kept to a minimum size (as dictated by building regulations) that is sufficient for everyday usage but impacts minimally on the site. The

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initial entrance to both the proposed and existing property is a shared driveway of approximately 4 metres in width. An access path of approximately 1 metre will be maintained on the south side of the existing dwelling. The fencing for the driveway will start at this line, as depicted on the block plan. The property at 9 Downview Road is set back approximately 2.5 metres from the boundary fence.

Additional planting will ensure that privacy is maintained for 10 Downview Road. This will be placed at the boundary between the existing and proposed dwelling and be of sufficient height to alleviate any impact on both the amenity space and the privacy of the occupants. Evergreen trees will also be planted at the boundary between Murrell Gardens and the site to ensure that the privacy of those properties is maintained. The exact landscaping detail can be made a condition of the consent in the usual way.

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### **Planning Assessment**

The application site is bounded within the defined built-up area boundary of Barnham where the principle of new residential development is supported. Barnham is a sustainable settlement and the site is located in an accessible location close to existing services and facilities including a train station.

The surrounding area has an established residential character and a sub-urban appearance. The immediate area is made up of a variety of one and two storey properties varying in age, size and character. There are examples of backland development within the vicinity of the site including 70 Downview Rd, Murrells Gardens, Drovers Way, Skye Cluan Close, the land to the rear of Bellingham House and the recent granting of planning permission for both 59 Elm Grove and 97 Barnham Rd (Hartley Gardens). In addition, 12 Downview Road has been developed into an access road for over 20 properties and a residential house.

The existing property currently has a detached two-storey chalet bungalow sited towards the front of the plot and fronting onto Downview Road with the rear garden extending approximately 55 metres in depth. Its large rear garden backs onto Murrell Gardens.

In December 2015 the Government issued a consultation on proposed changes to the National Planning Policy Framework relating to housing.

Paragraph 23 of the consultation states:

*Small sites of less than 10 units play an important role in helping to meet local housing need, and the majority of these sites are on brownfield land. In the year of June 2015 planning permission was granted for 39,000 dwellings on small sites, accounting 16% of all dwellings granted planning permission. However, in 2014 there were only 2,400 registered house builders who build between 1 and 100 homes per year compared to 5,700 in 2006.*

*Building new homes on small sites, whether in rural or urban locations, can deliver a range of economic and social benefits, including:*

- *providing opportunities for small and medium sized companies to enter the development market, helping promote competition and quality in the housing building market;*

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- *increase build out rates in local areas;*
- *creating local jobs and sustaining local growth, particularly in rural areas; and*
- *making effective use of developable land.*

The considerations stated under the heading in this document 'Proposed Development', have carefully considered the impact the dwelling will have and the design has addressed these to ensure the property fits in well with its surroundings. The proposed development will make a modest contribution to satisfying the Arun District Council's housing requirements, which weighs in considerable favour of the proposals.

In addition to the above the Council does not have a 5 year supply of deliverable housing sites and therefore, the relevant policies for the supply of housing should not be considered up to date. It is appropriate to apply the less onerous test for granting planning permission found in paragraph 14 of National Planning Policy Framework.

For the reasons set out in this statement the application site represents a sustainable location for new development, is acceptable in principle and should be approved without delay in accordance with paragraph 14 of the National Planning Policy Framework.