Henry Adams

Planning / Design and Access Statement

Proposal:

Change of use of boat store and sail loft to a single residential dwelling.

Client: Mr & Mrs Steel

Ref: HAPL 1174 / July 2018

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Henry Adams

1. Introduction

1.1 This statement has been prepared on behalf of our client Mr & Mrs Steel, to accompany the planning application for proposed change of use of boat store and sail loft to a single residential dwelling

1.2 This application follows recent application under Section 191, to seek to regularise the use of the building as a single residential dwelling (planning ref: EP/142/17/CLE).

1.3 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:

- Physical Context – explains the physical context of the site and its surroundings;
- Planning Context – relevant planning history of the site and broad policy requirements;
- Use – the purpose of the proposed development;
- Amount – the extent of development on the site;
- Scale – details of the physical size of the proposed development;
- Layout – the relationship of the proposed development to the site and its setting;
- Appearance – details of materials, style and impact upon the existing and neighbouring properties;
- Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
- Access – access to the proposed development and associated parking;

1.4 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.

1.5 The application is submitted to secure full planning permission for the change of use of the building to form a single residential dwelling. The works to convert the building have been carried out; therefore the submission seeks retrospective planning permission.

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2. Background

2.1 This application is being prepared by Henry Adams LLP, to regularise the current works that have taken place on-site, following the granting of planning permission EP/11/03 for the construction and use of the building as a boat store and sail loft.

2.2 The applicant has since converted the building to a habitable dwelling and was of the view that the use had become lawful given that the conversion works took place more than 4 years ago. A Certificate Lawfulness application was submitted, however, the Council invited a formal planning application to regularise the change of use.

3. The Site and Its Surroundings

3.1 The site the subject of this application proposal is located at the southern end of Sea Road where it ends at the beach. It is located on the eastern side of the road with access directly onto the lane. The site is currently in use as a seasonal touring caravan park with an amenity block located adjacent to the entrance.

3.2 The existing building is located north-west corner of the site adjacent to an existing dwelling, which gain planning permission under EP/131/10. The area to the south of the site was in use by a sailing club but this use ceased in 2016.

3.3 To the north of the application site lies the Seaview Hotel a two-storey building with numerous extensions including a single storey addition on the southern side. To the south west of the hotel, adjacent to the road lies a residential property on a small plot which is close to the northern boundary of the application site (no. 129). To the west of the application site, adjacent to the foreshore, lies a large detached property in use as a religious retreat.

3.4 To the east lie residential properties of a variety of styles and designs from two storey adjacent to the north east corner of the site to a chalet style immediately to the east and single storey closest to the beach.

4. The Application Proposal

4.1 The application proposes the change of use of the existing boat store and sail loft to a single residential dwelling. Some works are proposed to the external appearance to of the building, to provide habitable space and windows to serve proposed rooms within the property.

4.2 The only physical changes to the external appearance of the building, other than general redecorating and renovation includes the replacement of ground floor barn style doors, with glazed fenestration.

4.3 The proposal would include the provision of an open plan living, dining and sitting room and 3 no. bedrooms.

5. Planning History

5.1 Set out below is the relevant planning history relating to the site.

Reference	Location	Proposal	Status
EP/142/17/CLE	131A Sea Road East Preston BN16 1PD	Certificate of Lawfulness for residential use of building as an existing single self-contained dwelling	Withdrawn
EP/91/13/	Coastal Caravan Park Sea Road East Preston BN16 1PD	2 No. static caravans for holiday lets (1st April - 31st October Annually)	Approved
EP/131/10/	East Preston Sailing Club Sea Road East Preston BN16 1PD	Erection of a single detached dwelling and associated car parking. Repositioning of caravan pitches - Resubmission of EP/40/10	Approved
EP/139/03/	Caravan Park Sea Road East Preston	Boat store & sail loft (Re-submission of EP/111/03)	Approved
EP/110/03/	Caravan Park Sea Road East Preston	Boat store & sail loft	Refused
EP/98/90	Beach Caravan Site 129 Sea Road East Preston Littlehampton	Use of land for 12 touring caravans	Approved
EP/34/87	Beach Caravan Site 129 Sea Road Angmering Littlehampton	Use of land for 12 touring caravans	Approved

5.2 The planning history detailed above confirms that permission was granted for the building, the subject of this application under EP/139/03. The permission was subject to a number of conditions, namely that the building be used in connection with adjacent caravan park and that no north facing windows should be constructed at first floor level.

5.3 There are other notable permissions, which includes the permission for the construction of a dwelling on the adjacent site to that of the application site, under EP/131/10. The dwelling has been constructed and the property occupied.

6. Planning Policy and Guidance

Legislative background

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Whilst representing guidance to Local Authorities it is a material consideration in the determination of planning applications. It states, at paragraph 6, that the purpose of the planning system is to contribute to the achievement of sustainable development. It defines three dimensions to sustainable development: economic, social and environmental. It states that the planning system needs to perform these roles which should not be undertaken in isolation because they are mutually dependent. To achieve a sustainable development therefore, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

6.3 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or

- specific policies in this framework indicate that development should be restricted.

6.4 Amongst the core planning principles identified at paragraph 17 are those that encourage the system to proactively drive and support the delivery of high-quality design and good standard of amenity for all existing and future occupants of land and buildings and encourage the effective use of land by re-using land that has been previously developed provided that it is not of high environmental value.

6.5 In terms of design, the NPPF advises that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain developments or styles (paragraph 60). It confirms, however, that it is proper to seek to promote or reinforce local distinctiveness.

6.6 With regard to the relationship between the policies in the Framework and local plan policies, paragraph 214 provides that for a period of 12 months from the date of publication of the NPPF decision-takers may continue to give full weight to relevant policies adopted since 2004.

Local Plan Policy

6.7 Local Policy is contained within the recently adopted Local Plan 2011-2031. At a meeting of the Full Council on 18 July 2018 and East Preston Neighbourhood Plan 2014-2029. The adoption of the Local Plan supersedes policies contained within the former Local Plan 2003.

6.8 The new Local Plan sets out the Council's strategic approach to development within the District.

6.9 Policy SD SP1 - Sustainable development sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

6.10 Policy SD SP1a - Strategic Approach sets out that it seeks to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services

6.11 Policy SD SP2 – Built-up Area Boundary states that 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.

6.12 Policy GI SP1 - Green Infrastructure and development sets out the existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.

6.13 Policy TOU DM1 - Tourism related development seeks to protect existing tourism uses and confirms that permission will not be granted for a change of use that leads to the loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes.

6.14 Policy D SP1 – Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character, materials, finish, architectural details and nearby habitats of the site and local area.

6.15 Policy D DM1 - Aspects of form and design quality confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.

6.16 Policy D DM2 - Internal space standards states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards are considered to provide guidance only.

6.17 Policy ECC SP1 - Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

6.18 Policy ECC SP2 - Energy and climate change mitigation confirms that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
b. Use design and layout to promote energy efficiency; and
c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

6.19 Policy W DM2 - Flood risk states that 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) should be supported by a Food Risk Assessment.

East Preston Neighbourhood Plan 2014-2029

6.20 Policy 1: Housing – General Principles confirms that development proposals will be supported, provided:

i. the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;

ii. they meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;

iii. where proposals for the use of a dwelling as a commercial holiday letting would amount to a change of use which requires planning permission they demonstrate that they will not harm the amenities of the local residential area; and

iv. they retain amenity land, incidental open spaces and roadside verges unless Policy 5ii applies.

6.21 Policy 5: Design in Character Area Four confirms that development proposals in Character Area Four, as shown on the Proposals Map (roads outlined in yellow) will be supported, provided the scale, density, massing, height, landscape design, layout and materials of including alterations to existing buildings, will:

i. ensure that high front garden walls or fences are avoided; and
ii. make provision for off-street car parking spaces by removing parts of roadside verges if residents so desire.

6.22 Policy 8: Sustainable Drainage states that development proposals will be supported provided they are able to demonstrate that they include one or more of the following sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish.

i. permeable driveways and parking areas;
ii. water harvesting and storage features;
iii. green roofs and/or
iv. soakaways

6.23 Policy 9: Access to the Beach seeks to achieve improved access to the beach in the vicinity of Sea Road, as shown on the Proposals Map, will be supported, and especially if for the benefit of persons with disability needs.

7. Planning Assessment

7.1 The previous applications on this site secured permission for the construction of a sale loft and boat store on the site under EP/139/03. This permission was granted subject to a condition restricting the use of the building associated with the adjacent caravan site.

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Principle of Development

7.2 The site the subject of this application is located within the defined built-up area boundary, within which the principle of development is considered to be acceptable, in accordance with Policy SD SP2 of the newly adopted Local Plan.

7.3 The site itself is not designated under the Local Plan or the Neighbourhood Plan for any designated use or as protected open space.

7.4 In terms of the current use of the site, the building already exists and therefore it is the conversion of an existing building. The building was permitted (Planning Ref: EP/139/03) for use as boat store and sail loft associated with the adjacent caravan park. A condition of that approval restricts the use.

7.5 Over a period of time, the use as a boat store / sail loft was not required, and since it has been used as a dwellinghouse. Accordingly, the existing building does not provide a visitor offer and its change of use to a dwellinghouse would not conflict with the newly adopted policy TOU DM1 – 'Tourism related development', which seeks to protect the tourism offer in the district.

Sustainability

7.6 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. The location of the development is driven by the existing buildings location. It is considered that environmental benefits arise from the proposed development due to the significant improvement works that have been made to the fabric of the building.

7.7 Economically, the development would not result in a loss of any tourist accommodation, therefore, meaning that the proposed change of use would not result in any detrimental impacts upon the local economy.

7.8 In terms of the social element to sustainability, the proposal provide a single residential dwelling, in a sustainable location.

7.9 It can therefore be concluded that the development as proposed represents sustainable development.

Design and Layout

7.10 The proposed development seeks some minor alterations to the building, which include internal alterations as well as an alteration to the front of the building, to replace existing barn doors with French doors and windows either side. General renovation is also proposed for the building. The proposed changes, although minor, would improve the appearance of the property, whilst maintaining the existing appearance and scale of the property.

7.11 Parking provision is already provided to the front of the site, so too is the bin storage associated with the property. This would be set forward of the front garden area, which is enclosed by existing close boarded timber fencing.

7.12 In terms of the internal space, the proposed accommodation would provide 99.7 square metres of floorspace. This exceeds the requirements of the Nationally Described Space Standard, which state that a two bedroom property should provide at least 79 square metres.

7.13 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan and Policy 5 of the Neighbourhood Plan.

Neighbour amenity

7.14 The proposed scale of the building remains as approved, therefore the structure would not have any resultant change in impact upon the adjoining properties and uses. The only external changes to the building include the provision of new fenestration at ground floor level within the south facing elevation. This would face out on to the front garden area, with longer distance views restricted by the existing close board timber fencing.

7.15 It is noted that the original permission restricted windows at first floor level, within the north elevation. The applicant would be agreeable to such a condition applying to any future use of the building, due to the relationship with the neighbouring property.

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7.16 In terms of the alternate use of the building, this is not considered to harm the amenity of adjoining properties. The surrounding area largely comprises residential properties, with the exception of the public house to the north and the caravan site to the south. Given the mix of existing uses, the provision of a residential dwelling in this location is considered to be acceptable.

7.17 Subject to the suggested restriction to the placement of new windows in the north elevation, it is considered that the proposed change of use would be acceptable from a residential amenity point of view.

Access

7.18 Access is maintained via the existing gateway from Sea Road, which is shared with the caravan park and the adjacent residential property.

7.19 This low impact form of development would generate very low vehicular trip movements and would be accessed via a road serving the existing building and surrounding uses. The residual cumulative highway impacts of development would not be severe and therefore should not be resisted on highway grounds in accordance with the advice in the NPPF.

7.20 It is notable that the Parish Council have a policy (Policy 9) seeking improvements to the existing access to the beach. Whilst the proposal would not provide opportunities to make further improvements, it would maintain the existing beach access.

Flood Risk

7.21 The application is supported by a Flood Risk Assessment produced by CEP. The Flood Risk Assessment confirms the following:

- The available level (of land) information sets the existing building within Flood Zone 1.
- The type of development proposed is classified as more vulnerable and suitable in Flood Zones 1 and 2.
- The existing building is not at risk of flooding from tidal or fluvial sources, or at significant risk of flooding from overland surface water flows or groundwater.
- There are no historic records of flooding affecting the existing building.

- Foul water and surface water runoff will be discharged in the same manner as the former use.
- In terms of flood risk planning the proposed change of use is safe and suitable at this location and is considered appropriate.

7.22 In light of the above conclusions, the proposal is considered to meet the requirements of Policy W DM2 of the Local Plan and Policy 8 of the Neighbourhood Plan.

8. Conclusion

8.1 The site the subject of this application is located within the defined built up area boundary of East Preston, within which the principle of development is considered to be acceptable.

8.2 The application site is not subject to any specific designation, in terms of its use, and does not result in the loss of any tourist accommodation or use, although previously permitted for ancillary purposes. Accordingly, the proposal would not conflict with the Council's adopted Policy TOU DM1. The principle of the change of use must therefore be considered acceptable.

8.3 The application is supported by a Flood Risk Assessment, confirming that the site is not at risk of flooding due to the land levels. Accordingly, the proposed use is considered to be acceptable in this location. The proposal also relates to the conversion of an existing building, already served by a foul drainage connection to the public sewer and surface accommodated via an existing soakaway. The proposed drainage provision and flood risk is therefore considered acceptable and compliant with the requirements of Policy W DM2 of the Local Plan and Policy 8 of the Neighbourhood Plan.

8.4 The proposed design changes to the building are also considered to be acceptable, so too the impact upon neighbouring amenity. Means of access to the site is also considered to be acceptable and appropriate on-site parking can be provided. It is therefore respectfully requested that planning permission be granted.