



RODWAY PLANNING
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PLANNING STATEMENT

IN RELATION TO:

‘New detached 1 ½ storey self-build dwelling with detached garage building on existing garden land, following demolition of an existing single storey projection to the host dwelling and removal of a swimming pool’

**Land rear of No.22 Vermont Drive, East Preston,
West Sussex, BN16 1LA**

September 2021



PLANNING SUPPORT STATEMENT

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i. EXECUTIVE SUMMARY

- a) We submit this planning application on behalf of Tristan Rosenfeldt & Louise Byars. The Applicants are existing local residents. The new dwelling is to be a self-build for the Applicants and their family. The Applicants are the daughter and son-in-law of the owners of the host dwelling (No.22 Vermont Drive).
- b) This Full planning application follows the submission of two previous pre-application planning enquiries. These pre-application submissions were made by other parties who are entirely unconnected to the current Applicants. This is a case of the Applicants taking on board the previous pre-application advice, and responding with a new submission that takes in to account everything previously included.
- c) Within their pre-app responses, the District Council's Planning Officers have confirmed that the principle of development is acceptable in this sustainable location.
- d) The Application seeks to respond positively to the other comments made by the Planning Officers.
- e) The Application is of a high quality design, incorporating a 1.5 storey form and scale. The dwelling will be served by good sized private amenity space around the dwelling. The new property would have a spacious approach via a new driveway, following the removal of an existing single storey element to the host dwelling (No.22), and a swimming pool. The new house would have a turning and parking area to its frontage, with garaging.
- f) The application is supported by specialist technical reports dealing with ecology, arboriculture and drainage. In all respects the development is found to be acceptable.
- g) Further, the development has been sensitively designed in order to ensure that the proposed new house will not demonstrably impact upon the living conditions of neighbouring occupiers, with specific regard given to the amenities of No's 22, 24, and 20a Vermont Drive, and No's 9 and 10 Nursery Close to the south.
- h) The application proposals constitute sustainable development, in accordance with the National Planning Policy Framework.
- i) As all relevant Arun Local Plan and East Preston Neighbourhood Plan policies are complied with, we therefore conclude that the development is wholly acceptable and should be granted planning permission.



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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a detailed planning application. The application proposes the erection of 1 no. new detached dwelling with a detached garage. An existing single storey projection to the east side of existing No.22 Vermont Drive (the host dwelling) will be removed to facilitate the proposed development, in addition to a swimming pool located to the rear of No.22.
- 1.2 This application follows two separate pre-application enquiries that were considered by Arun District Council. These pre-application submissions were made by others, entirely separate and unconnected to the current Applicants. The Officer responses to these enquiries was accepting of the principle of development, but raised concerns with respect to the detail of the then proposed development, in terms of the size and extent of the dwellings proposed, and the resultant impact on neighbouring residents. This application provides a completely new design approach, which has been prepared to respond directly and positively to the specific matters raised by the District Council's Planning Officers within the previous pre-application enquiry submissions.
- 1.3 The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations.
- 1.4 The application is presented with a full package of existing and proposed drawings, which have been prepared by local architects, Fuller Associates.
- 1.5 In addition, the application is supported by the following supporting statements:-
 - Preliminary Ecological Assessment, prepared by the Ecology Partnership;
 - Bat Survey Report, prepared by the Ecology Partnership;
 - Tree Report, prepared by Arbortrack Systems; and
 - Drainage Statement, prepared by Robert Clark BSc CEng MICE



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2. SITE CONTEXT

- 2.1 The application site comprises residential garden land to the rear (south side) of the existing host dwelling. The site of the proposed new dwelling measures approximately 0.09 hectares. The application site also comprises an existing access to Vermont Drive as well as land to the east of No.22.



Fig 1. An Aerial map showing the site and its surroundings (*courtesy of Promap*)

- 2.2 No.22 is an extended two-storey detached 5-bedroom dwelling, positioned on the south side of Vermont Drive, set back from the highway and served by an existing driveway between No's 20 and 24. This driveway also serves adjacent No.20a, which is located to the west.
- 2.3 No.22 is sited within a mature residential curtilage, that includes areas of lawn, mature trees and established planting. This host dwelling has been extended to its west side (2-storey) and east side (single storey). The latter is proposed to be demolished in order to facilitate the proposed development of part of its rear garden.



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- 2.4 The existing property lies within a particularly wide plot, measuring some 33 metres across, and around 54 metres deep. Consequently, the existing site is the largest in terms of area within the local area, and appears in spatial terms to be an anomaly.
- 2.5 The application site is set within the village of East Preston, situated between the larger coastal settlements of Littlehampton to the west, and Worthing to the east. The village is well served by transport links, being near the main coastal road (A259) as well as the arterial A27 road, which runs east-west through the county and beyond. Angmering railway station gives direct rail services towards Brighton, Southampton, Portsmouth and London with links to the rest of the UK. With regard to services and business, it is understood that East Preston Parish contains a variety of shops and other businesses, as well as an Infants School, Junior School and churches together with numerous community, sports and cultural organisations and groups.
- 2.6 With regard to site designations, the Arun Local Plan Policy Map determines that the site on which it is proposed to add a new dwelling, is located within the built-up boundary. There are no planning or other constraints or designations identified.

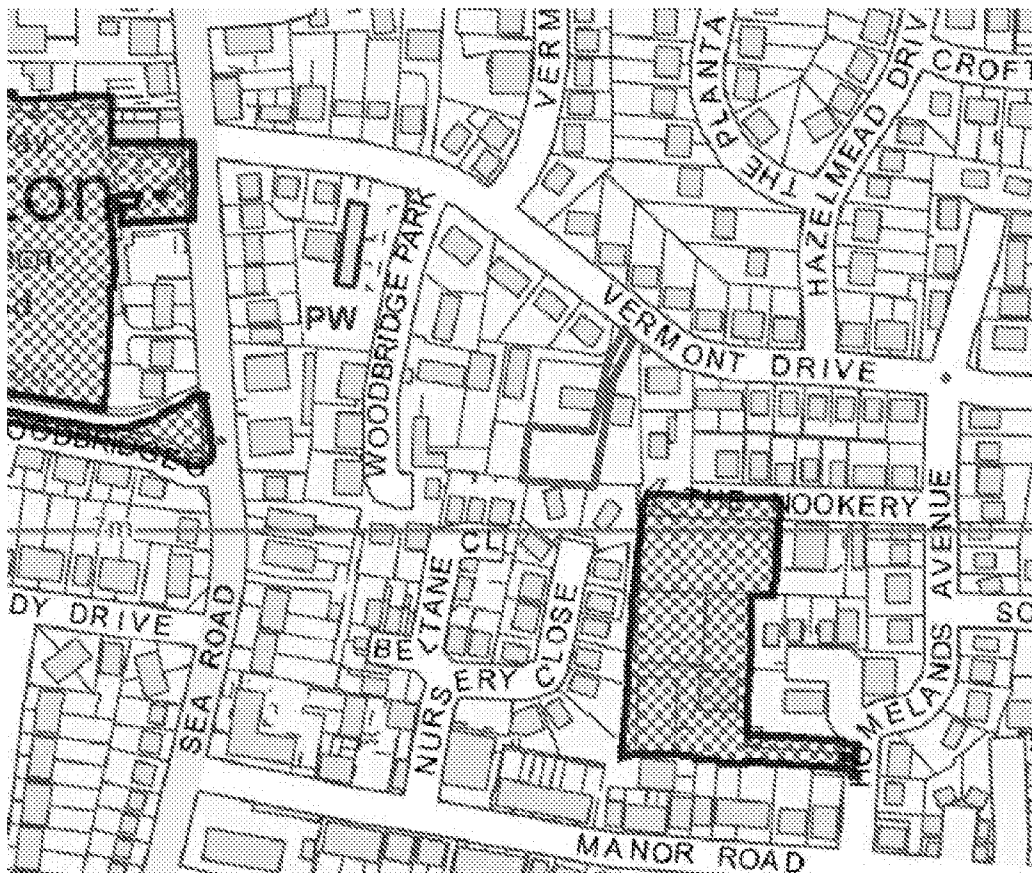


Fig 2. Extract from Arun Local Plan Policy Map 4: Littlehampton & Surrounding Area



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3. PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

(i) Application Site Planning History

3.1 According to the Council's planning register the property of 22 Vermont Drive has the following planning history:-

- EP/65/74 – Two storey extension comprising two bedrooms and living room – Approved conditionally
- EP/73/75 – Garage – Withdrawn
- EP/117/77 – Single storey extension – Approved conditionally
- EP/123/78 – Revised proposed for single storey extension to side of property – Approved conditionally
- EP/160/82 – Outline – Construction of access road and layout to include 3 high quality bungalows & retention of existing house – Refused
- EP/46/83 – Outline – 2 new bungalows and garages – new garage to 22 Vermont Drive – Approved conditionally
- EP/41/84 – Approval of reserved matters EP/46/83 for layout of site and siting of 2 detached bungalows – Approved
- EP/265/88 – New access and bungalow off private drive – Refused & Appeal dismissed
- EP/34/94 – New garage and utility room – Approved conditionally
- EP/23/00 – Conversion of part of garage to granny suite including lounge extension and formation of guest bedroom and bathroom in loft area of garage – Approved conditionally
- EP/83/21/PDH – Notification under extended permitted development rights for a single storey rear extension measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3.8m and eaves height of 2.7m – Prior Approval not required

(ii) Pre-Application Discussions

3.2 In 2018, Arun District Planning Officer provided comments on a pre-application enquiry relating to two x 2-storey properties on land to the rear of No.22. The Officer confirmed that *"this site would be considered a sustainable location for new residential development"*. In addition the Officer noted that *backland development is part of the character of the area, including the new dwelling approved via application EP/69/17/PL (land rear of 60 Vermont Drive), and properties on The Nookery, which are "set in close proximity to the rear of properties along Vermont Drive, giving the appearance of 'backland' development"*. Therefore the principle of development at this site is seemingly accepted by the Planning Officer.

3.3 The Officer went on to consider the detail of the pre-application scheme. They noted that the 2-storey scale of the development would conflict with the East Preston



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Neighbourhood Plan, which in this area seeks to maintain a low building height (not exceeding 1.5 storeys). However, the Officer noted that *"there are other 2 storey properties within the vicinity, such as No.22 which currently sits in front of the site. Therefore 2 storey properties are not in themselves inappropriate within the area"*. The officer confirmed that development at this site would not have a detrimental impact upon the streetscene, and further that modern design would not necessarily be inappropriate. The Officer also suggested the amount of garden space to be provided would be acceptable, but then said that Officers would like to see an increase in the amount of amenity space given the proximity to No.10 Nursery Close. However despite this, the Officer found the provision of two dwellings on this site to be harmful by reason of it creating a cramped form of development, out of character with the existing settlement pattern. Further, the development having two x 2-storey dwellings in close proximity to 10 Nursery Close would have a detrimental overbearing impact, with harmful overlooking. Therefore the Officer said that if the scheme was submitted as a planning application it would likely be refused.

- 3.4 This scheme for 2 dwellings was not progressed. Instead, in 2020 a different pre-application scheme for a single dwelling on this backland plot was proposed. However, the Planning Officer said in their response that *"from reviewing the submitted elevations the building would comprise a 2 storey height with a full height eaves to ridge height. On this basis, the height of the proposed building would be contrary to Policy 3 of the East Preston Neighbourhood Plan and Policies D SP1 and D DM1 of the Arun Local Plan. This additional height, which would be incongruous in the context of neighbouring development, would be visible from neighbouring properties within the immediate locality, resulting in demonstrable harm."*
- 3.5 The Officer acknowledged that *"an additional dwelling would be of benefit in so much as it would contribute to the Council's current lack of a 5 year supply of housing"*, but the proposed *"amenity space provided would be minimal and would fail to accord with the character of the surrounding area"*. Further concern was raised regarding the proximity of the new building to the south boundary, which is currently tree lined. The Officer said *"The proposed distance of 2.2m to the boundary would not allow for sufficient tree planting and therefore the footprint of a suitably designed dwelling should be located to allow for a suitable landscape buffer along this elevation. This would ensure no overlooking or perception of overlooking would result. Such a landscape buffer would need to include a specimen of trees that would be evergreen to ensure adequate screening is provided all year round. The foregoing would also apply to the northern part of the proposed dwelling where the separating distance to the boundary with the retained rear garden of 22 Vermont Drive is even shorter... Coupled with a commensurate reduction in height and an appropriate landscaped buffer, it is unlikely that any impacts upon privacy or overlooking would result... the proposed access to the dwelling which will traversed (at one point cojoined where a section of number 22 will be removed) the side of number 22"*



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Vermont Drive. A case needs to be made that incoming and outgoing traffic will not have an unacceptable impact on the amenities of occupiers of number 22..."

- 3.6 The Planning Officer also offered helpful advice in respect of car parking, landscaping, biodiversity, drainage and sustainability should a formal planning application be forthcoming. However, the Officer concluded that, as submitted, the pre-application scheme was unacceptable.
- 3.7 It is on this basis that the planning application now submitted has been formulated. As is described in detail below, the issues raised by Officers at the pre-application stage have been robustly addressed by this submission. The proposed new dwelling seeks to provide a new family home for existing local residents. They are unconnected to the previous applicants who were responsible for the pre-application enquiry submissions.





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4. THE PROPOSAL

- 4.1 The proposal seeks planning permission for a new detached 1½ storey dwelling to be located on garden land to the south (rear) side of the host dwelling. The development would follow the demolition of an existing single storey extension to the east side of No.22, and the removal of an existing swimming pool. In addition, the proposals include the erection of a detached garage building to serve the new property. The new house would measure 195 sqm (gross internal floor area).

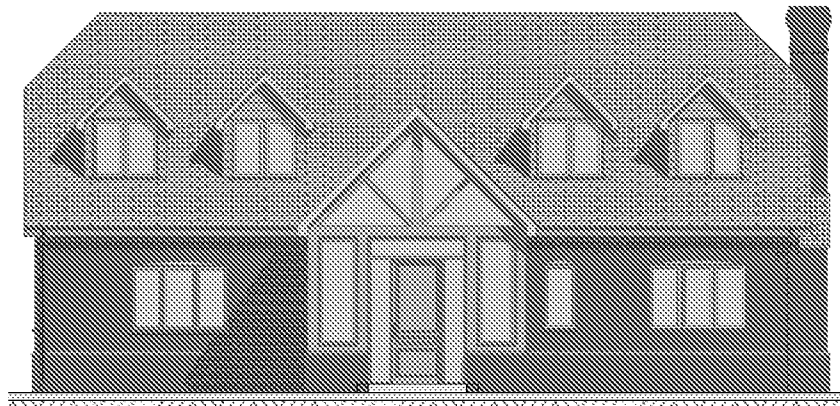


Fig 3. Proposed front (east) elevation

- 4.2 The new dwelling would be 1½ storey in scale. At ground floor the accommodation would comprise an open plan living, kitchen and dining area, with separate rooms (study, sitting room, w.c., and utility rooms). The first floor accommodation would be provided within the roofspace, served by dormers to the front and rear roof slopes of the building. Internally the first floor would have 4 bedrooms, with en-suite and family bathrooms.
- 4.3 In terms of materials, the proposed drawings confirm that the external walls would comprise facing brick in stretcher bond (Vandersanden Old Farmhouse) with single plinth and feature brick arches, oak frames to porch and rear projections as shown. The dormers would have softwood feather-edge weatherboard with oak framed windows, whilst the pitched roofs would be Spanish natural slate with concrete ridge and bonnet tiles. Other windows would be softwood double glazed casements (Norrskén, Kloeber, Internorm or similar) coloured light grey, in brick openings. The eaves joinery would be painted timber, whilst the rainwater goods would be powder coated aluminium (Marley Alutech or similar).
- 4.4 The detached garage measures 32 sqm (GIA), and would have a hipped roof and would internally provide 1 no. car parking space, with separate space for storage (cycles, bins, garden equipment etc). The garage will include Electric Vehicle (EV) charging.



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- 4.5 Externally the site layout would provide a rear private garden area, whilst to the front (east) of the new dwelling there would be an open courtyard area for parking and turning of vehicles. New landscaping is proposed to the site's south boundary, with other existing planting retained as shown. A Tree Report accompanies this submission, and this expands on the landscaping proposals. A new access drive is proposed linking this rear site to the existing shared access (currently serving both No's 22 and 20a Vermont Drive). The access drive would measure 4.5 metres wide, to include space for landscaping as indicated. Access arrangements for No.22 (the host dwelling) would be retained as existing.

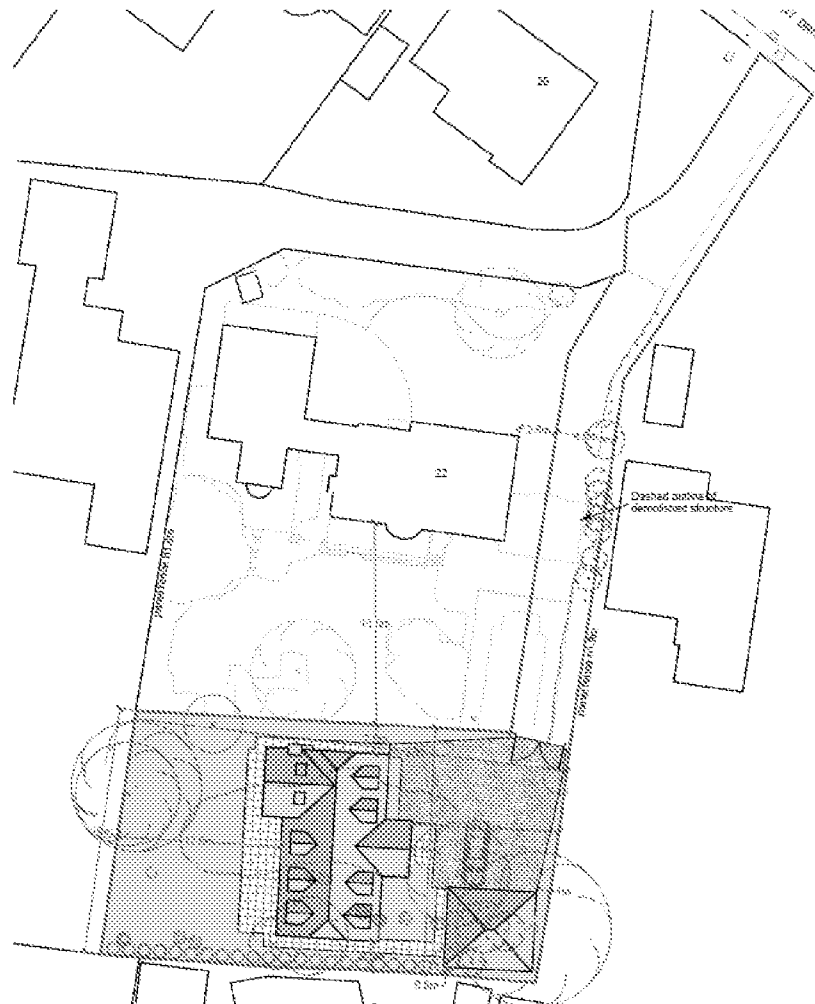


Fig 4. Proposed Site Layout



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5. POLICY CONTEXT

NATIONAL PLANNING POLICY

- 5.1 The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied.
- 5.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3 The focus of the revised NPPF continues to be achieving sustainable development. At paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*. These objectives are economic, social and environmental, which *"should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"* (paragraph 9).
- 5.4 Paragraph 11 is an important element of the NPPF. It states that: *"Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*
- 5.5 Paragraph 12 confirms that *"the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date*



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development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

- 5.6 Section 4 of the Plan refers to Decision Making. At paragraph 38 of the Framework, it sets out that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should... work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*
- 5.7 Section 5 relates to delivering housing. It reiterates at paragraph 60 that the Government's objective is to significantly boost the supply of new homes. Paragraph 64 confirms that non-major development schemes should not have to provide affordable housing (although a lower threshold is applicable in designated rural areas). Paragraph 69 identifies the important role small and medium sized sites can make to meeting the housing supply of an area. It states that local planning authorities should *"support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes..."*
- 5.8 At paragraph 74 the NPPF sets out that *"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old"*. The Framework also clarifies that *"A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement"*.
- 5.9 Section 9 discusses sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.
- 5.10 At paragraph 105 the Framework confirms that *"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary*



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between urban and rural areas, and this should be taken into account in both plan-making and decision-making."

- 5.11 Paragraph 107 sets out that *"Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport."*
- 5.12 Paragraph 110 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide: *"a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of the associated standards reflects current national guidance, including the National Design Guide and the National Model Design Guide; and d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."*
- 5.13 At paragraph 111 the Framework also confirms that *"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 would be severe."*
- 5.14 Section 11 is entitled 'Making effective use of land'. Paragraph 119 confirms that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*.
- 5.15 Paragraph 120 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should *"give substantial weight to the value of using suitable brownfield land within settlements for homes... [and] promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively."*
- 5.16 Paragraph 122 states that *"decisions need to reflect changes in the demand for land... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area."*
- 5.17 Paragraph 124 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability,



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existing character and setting, and “the importance of securing well-designed, attractive and healthy places.” Paragraph 125 says “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances... (d) when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

5.18 Section 12 refers to achieving good design. Paragraph 126 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...”

5.19 Paragraph 130 sets out that “decisions should ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- 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
- 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.”

5.20 Paragraph 134 confirms that “significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.21 Further parts of the Framework that are of particular note include Section 14, which relates to matters of climate change, and flooding; and Section 15, which refers to the desire for development to contribute to and enhance the natural and local environment.

LOCAL PLANNING POLICY

(i) Arun Local Plan

- 5.22 The Arun Local Plan 2011 – 2031 was adopted by resolution of Full Council on 18th July 2018. It comprises a written statement and supporting policy maps 1-4. The plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011 – 2031. This plan replaces the Arun Local Plan 2003 and the saved policies within it and now provides the most up-to-date policy guidance for the District.
- 5.23 As identified on **Fig 2** above, the application site is located within the built up area boundary for East Preston, where in accordance with **Policy SD SP2** (Built up Area Boundary), development should be focused, subject to consideration against other policies of the Local Plan.
- 5.24 The following policies are considered to be of relevance to this proposal:-
- 5.25 **Policy SD SP1** is a general policy, which relates to Sustainable development. It states 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). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken”*.
- 5.26 **Policies H SP1** and **H DM1** are general policies, which relate to The Housing Requirement and Housing Mix respectively. The District is required to provide at least 20,000 new homes over the plan period (up to 2031). This requirement is to be met by a number of strategic allocations as set out in the Local Plan, windfalls, and additional non-strategic allocations that will be made across the District through emerging Neighbourhood Plans and the production of a subsequent Non-Strategic Site Allocations Development Plan Document (DPD). The supporting text to Policy H DM1 confirms that *“requirements vary across the District and factors such as proximity to public transport and services, place and site characteristics will determine what is a suitable dwelling mix at any particular location... The Council*



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is keen to promote growth and deliver development that reflects the demand and profile of households in the District”.

5.27 **Policy D SP1** refers to Design. It states that *“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. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development...”*

5.28 **Policy D DM1** relates to aspects of form and design quality. It states that *“when considering any application for development the Council will have regard to the following aspects:*

1. Character. Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact. Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation. Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability. Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention. Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.



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7. *Trees and woodland.* All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. *Solar gain.* Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. *Public realm.* Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. *Layout - movement* Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. *Layout – legibility.* Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. *Public art.* Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. *Density.* The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. *Scale.* The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. *Aspects of form and design quality.* Development should also comply with the Arun District Council Design Guide”.



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- 5.29 **Policy D DM2** relates to the Council internal space standards. The planning authority will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.
- 5.30 **Policy QE SP1** requires all development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.
- 5.31 **Policy T SP1** is a general policy that refers to Transport and Development. **Policy ECC SP2** relates to sustainability and energy efficiency, whilst **Policy ENV DM5** relates to biodiversity.

(ii) East Preston Neighbourhood Plan 2014-2029

- 5.32 Following a successful referendum in January 2015, the East Preston Neighbourhood Plan was made by Arun District Council on 11th March 2015. The following policies are considered relevant to this planning application:

- 5.33 **Policy 1: Housing – General Principles** states

“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.”*

- 5.34 **Policy 3: Design in Character Area Two** states:

“Development proposals in Character Area Two as shown on the Proposals Map (roads outlined in red) will be supported provided their scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will:

- i. maintain a consistent low building height, with no development proposal of more than 1.5 storeys ; and*



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- ii. *where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered."*

(iii) Arun District Design Guide SPD – Adopted 25 January 2021

- 5.35 It is understood that the Arun District Design Guide has been prepared as a Supplementary Planning Document (SPD) to provide further guidance on design policies contained within Arun's Local Plan. The SPD says *"While the Guide is a material consideration in Arun District Council's decision-making, the design solutions specified within are guidance only, and alternative approaches may be acceptable, when sufficiently justified and after the local authority's approval. The level of information contained in planning applications should be relevant and proportionate to the nature of the development proposed, and master plans are encouraged to display appropriate innovation in relation to the context of a site."*
- 5.36 The Design Guide deals with a huge number of design related matters, and much appears to be relevant to larger/strategic scale housing development sites. However, there is also relevance to smaller plots such as this, with guidance in respect of built form, scale, character, materials, garden space, residential amenity, car parking, landscaping, and biodiversity.
- 5.37 The SPD says, *"Density should be appropriate to location, balancing the need for efficient use of land with a design that responds to and enhances the existing character of the site or wider locality."* It also says, *"Clarity of layout should be achieved through the careful arrangement of buildings and spaces, which should take priority over roads and car parking so that highways do not dominate. New development should respond to the surrounding pattern of buildings in terms of block sizes and patterns of plot division - the 'grain' - in order to create a natural extension to the existing development. This does not necessarily require replication of surrounding grain..."* The guidance advises that generally rear gardens should be a minimum of 10.5 metres in depth. In addition, it sets out that *"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."*
- 5.38 In respect of 'Backland' development, the SPD advises that *"As a general rule, backland developments should be subservient to existing properties, and their layout should seek to maximise the outlook of neighbours. Proposed building scales and development densities should address the characteristic urban development patterns of previous backland developments in the area."* Guidance also highlights the importance of consideration for access and how this interacts with the existing frontage dwellings, with particular regard for privacy. The SPD goes on to say, *"Developments should maintain usable and appropriate external amenity space for*



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existing and proposed properties... It is advisable that the usable rear, external amenity space is at least the same size as the footprint of the property... Site boundaries will often be of poor quality or comprise dead frontages to existing buildings. Developments will have to consider the views provided to future residents and propose design solutions such as upgrading boundaries or screening... Careful consideration must be given to preservation of existing amenity, through designs which avoid overlooking existing windows and private gardens... Access & Parking – Adequate vehicular access must be provided, including sufficient space to accommodate cars to turn within the new development site...”



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6. PLANNING ASSESSMENT

Principle of development

- 6.1 As outlined by the Arun Local Plan Policy Map 4 (Littlehampton & Surrounding Area), the site is located within the defined built up area boundary for East Preston where the principle of development is generally accepted, subject to other policies within the development plan.
- 6.2 This point was reiterated by the Council when responding to the previous pre-application enquiry submissions relating to this site, with the Planning Officers noting that the application site is situated within the built up area boundary, as established by policy SD SP2 of the Arun Local Plan, where the principle of development is acceptable subject to the developments accordance with relevant policies contained within the Development Plan.
- 6.3 The development plan in the determination of this application consists of the Arun Local Plan and the East Preston Neighbourhood Plan and as such it will be necessary to consider the proposal against the policies contained within these documents.
- 6.4 An important material consideration is that it is understood that Arun District Council are unable to demonstrate a 5 year Housing Land Supply which therefore triggers the presumption in favour of sustainable development under footnote 7 and paragraph 11(d) of the National Planning Policy Framework (2021). The NPPF is held as a material consideration when determining a planning application under Section 38(6) of the 2006 Act. Applying the presumption in favour of sustainable development for decision taking means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. A full assessment of all matters and their significance are outlined in the below response.

Character & Appearance

- 6.5 Following the previous pre-application submissions made by persons unconnected to the current Applicants, the proposed new dwelling has been re-designed, with the property reduced in scale and greater space provided to the site boundaries. This amended design now seeks planning permission for the construction of 1 no. detached, chalet style dwelling to the rear of 22 Vermont Drive. The proposed dwelling has been designed as a chalet bungalow, with first floor residential accommodation contained within the roof space served by dormers.
- 6.6 Specifically, the proposed new house compares with the previous (2020) pre-application scheme as follows:



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- Ridge heights: Pre-app - Maximum roof height 7.9m / Current scheme - Maximum roof height 7.1m. Additionally the ridge height of adjacent No.22 Vermont Drive is 1810mm higher than that proposed by this new dwelling, whilst neighbouring No.10 Nursery Close (to the south) is 590mm higher than that hereby proposed.
- Eaves heights: Pre-app - eaves to main part of the house, east and west elevations - 3.7m / Current scheme - lower eaves to main part of the house, east and west elevations - 2.9m
- Footprint: Pre-app - 145m² / Current scheme - 120m²
- Plot coverage: Pre-app - 23% / Current scheme - 19%
- Distance to boundaries: Pre-app - North elevation to North boundary = 1.5m; South elevation to South boundary = 2.2m / Current scheme - North elevation to North boundary = 2.5m; South elevation to South boundary = 2.5m

- 6.7 In addition, the larger projection on the previous pre-app scheme is evidently more dominant than the main part of the house which runs from north to south, and is located to the southeast, close to the neighbouring property to the south. There is another projection to the southwest, although this is subservient to the main part of the house. The current scheme has a projection that is subservient to the main part of the house, but is located to the northwest, well away from the southern boundary and neighbouring property to the south.
- 6.8 Evidently, the revised scheme is of reduced scale, height, and with lower eaves. The footprint is more modest, as is the building mass generally. The oak frames, brick detailing and proposed materials contribute to a higher quality design, which proportionately locates itself better than the previous scheme in the centre of the site, and the increased distance from the boundaries allow appropriate landscaped buffers for plant screening to be introduced.
- 6.9 As a consequence of the proposed revisions, the proposed development has been notably reduced in scale. The new property will be truly 1½ storeys, thereby complying with Policy 3 of the East Preston Neighbourhood Plan. The property will not be visible from the street scene, being set well back behind the host dwelling.
- 6.10 This area does not have a rigid or uniform character in terms of the spatial pattern of development. Backland development is part of the informal character of this locality. Indeed, No's 22 and 20a themselves effectively appear as being positioned in a backland location, being set well back and behind other properties that front onto Vermont Drive to the north. In addition, there is evidence of recent permissions for backland development in this area, including on Vermont Drive at No.60 (planning application EP/69/17/PL refers). In this case, the Planning Officer's report



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to Committee commented that *“the impact of the development on the character of the street scene is considered to be acceptable. The rear garden of 60 Vermont Drive measures approximately 50m in depth which is larger than those of neighbouring properties within Vermont Drive. The proposed development will be at a density of approximately 22 dwellings per hectare (dph). Vermont Drive (excluding the application site) is constructed at a density of 20.5dph - therefore, it is considered that the density of the proposed development is not significantly higher and will not have an unacceptably adverse impact upon the established character of the locality...”* In our case, the existing rear garden of No.22 measures 35m in depth, but is of significantly greater width than that of existing No.60. Further, the proposed plot measures 0.09 hectares and the new house would have a residential density of just 11 dwellings per hectare. This underlines the existing extent of No.22 and that it is essentially an anomaly in terms of its plot size in this area, and that as existing, it is an underuse of the land.

- 6.11 During the design process, due regard has been given to the Arun Design Guide SPD. In particular, it has been identified above that the proposed density of the development would be appropriate to the site's location, and would balance the need for achieving an efficient use of land with a design that responds to and enhances the existing character of the site or wider locality. The revised design has sought to provide a layout that will create a spacious form of development that responds positively to the surrounding pattern of buildings. The rear garden to the new plot will measure 12.5m in depth, whilst the retained dwelling (No.22) would be provided with a reduced garden of 15.5m in depth – both measurements being in excess of the minimum set out within the SPD.
- 6.12 As set out above, the proposal is for a 1½ storey property, and this will appear subservient to the 2-storey scale of the host dwelling (No.22). As is set out below, the layout and form of the development seeks to ensure that the amenities of neighbours (to include their outlook) will not be adversely impacted upon.
- 6.13 The access has been given detailed consideration also. In this case, it is proposed to utilise the existing access drive to No.22, so that it will be shared between the host dwelling and the new property. This access would be a spur off the existing access that also serves adjacent No.20a to the west. The new access would not compromise the access arrangements serving No.22, nor No.20a. The proposals include the removal of an existing single storey extension to the east side of No.22, plus its swimming pool. The result is that the access would measure some 4.5m wide, thereby providing a spacious approach to the new property, with space for vehicles to pass in addition to providing room for new planting to be provided to the sides of the access drive itself. These measures combine to ensure that the proposals will not impact on the amenities of adjacent occupiers by reason of the modest increase in activity associated with the extended access drive.



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- 6.14 The development will maintain usable and appropriate external amenity space for the existing and proposed properties. Consideration has been given to the views provided to future residents, and it is proposed to upgrade boundary treatments to include planting to provide soft screening. Harmful overlooking will not be created, largely due to the spacious layout and orientation of the property providing suitable separation between new windows and existing openings and private gardens to neighbouring properties. Further, the proposed layout has been designed to ensure that adequate vehicular access will be provided, including the provision of sufficient space to accommodate cars to turn within the new development site.
- 6.15 A detached garage for cars and cycle storage is proposed. It would be of a single storey design with a hipped roof and well screened from any public vantage points by existing and proposed boundary screening, as well as the dwellings along Vermont Drive. The garage would provide an EV charging point.
- 6.16 The type of dwelling is compatible with those adjoining the site, which comprise a mixture of bungalows and chalet style properties on Vermont Drive (although No.22 is itself 2-storey). The closest properties to the south on Nursery Close properties are extended chalet style dwellings. To the west on Vermont Drive are a number of 2-storey properties, near the junctions with Woodbridge Park and Sea Road.



Fig 5. View from Vermont Drive along the access drive serving No's 22 and 20a, showing adjacent housing (*courtesy of Google Maps*)

- 6.17 It is our opinion that this proposal will provide a high quality, sustainable development, which will set a positive benchmark for East Preston. It would appear wholly in keeping with neighbouring development and would not detract from the established character and appearance of the surrounding area. The proposals are in clear compliance with policies D SP1 and D DM1 (1) of the Arun Local Plan and policy





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1(i) of East Preston Neighbourhood Plan, and also accord with the guidance set out in the Design Guide SPD. The revised design that now is presented also fully addresses the Officer's concerns in respect of the proposed height and layout of the development. The application proposals will now lead to a form and scale of development that would fully respect the character of the immediate area.

Residential Amenity

- 6.18 At the time of the previous pre-application enquiry, the Planning Officer raised concerns regarding the proposed impact of the development upon the residential amenities of neighbouring dwellings – specifically No.22 Vermont Drive and the properties to the south on Nursery Close. In order to address these concerns, the application proposals have been revised with a reduced footprint and height, and the development now being reduced to a true 1½ storey scale. The siting of the property has also been adjusted so as to provide increased distances to the sites boundaries.
- 6.19 The proposed dwelling would still be located to the rear of the site, set well away from the host dwelling and neighbouring boundaries. The separation distance between the proposed property and the site boundaries would be as follows:
- East – 11.3m (at the closest point)
 - West – 12.5m
 - North – 2.5m
 - South – 2.5m
 - Separation to the rear of No.22 – 18m
- 6.20 It is our view that the proposed backland development would be wholly appropriate for this location and would integrate well with existing residential development. The revised design has resulted in a smaller scale development, with increased separation distances between the proposal and neighbouring properties and mutual boundaries. Great care and consideration has been paid to window placement, with no windows being proposed above ground floor level to either the north or south side elevations of the new building.
- 6.21 It is our view that the proposed development would result in an acceptable impact on the residential amenities of future occupiers of the proposed dwelling. The internal floor area is ample for a 4-bed family dwelling, and the proposed layout would allow for a pleasant, naturally lit outlook. External private amenity space is also well proportioned and of a notable size, entirely as one would expect for a house suitable for family occupation.



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- 6.22 The layout would allow for planting to be added to the site's boundaries, as indicated on the submitted drawings and expanded upon within the Arbortrack Tree Report that accompanies this application. The result would be a verdant layout that has soft edges, thereby preserving the amenities of adjacent occupiers, and providing an attractive landscape setting to the new property.
- 6.23 As per the previous application, the current planning application would involve the extension of the existing access along the east boundary. It is accepted that the proposed development would result in increased comings and goings to the site via this access, however in our view this usage would be minimal and the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of noise and disturbance.
- 6.24 Taking into consideration all of the above, it is clear that the revised proposal would not have a detrimental effect on the residential amenities of the occupiers of any neighbouring dwelling by way of loss of light, overbearing effect or through the creation of noise and disturbance, and would be fully compliant with Policies QE SP1 and D DM1(3) of the Arun Local Plan.

Space Standards

- 6.25 We are aware that the Council is applying the Technical Housing Standards - nationally described space standard.
- 6.26 The proposed four bedroom dwelling, provides 195m² Gross Internal Area over two floors, which comfortably exceeds the minimum required space standards for a 8 person, 4 bed, 2 storey property (124m²).
- 6.27 It is view that the proposed development would be fully compliant with Policy D DM2 of the Arun Local Plan and guidance set out within the Government's 'Technical Housing Standard's.

Trees

- 6.28 Policy 1 of the East Preston Neighbourhood Plan requires development proposals to be supported by landscaping that reflects and enhances the existing and surrounding area. Further, Policy 3 of the Neighbourhood Plan requires development proposals in Character Area 2 to take account of landscaping. Policy D SP1 of the Arun Local Plan requires all development proposals to make efficient use of land but reflect the characteristics of the site and local area in their landscaping.
- 6.29 This planning application is supported by a Tree Report, which has been prepared by Arbortrack Systems.
- 6.30 The Report confirms that only "*low quality trees*" comprising Cypress leylandii, Ash, Hawthorn, Lime, mixed broadleaves and a Horse Chestnut are to be removed. All



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the trees identified for removal are either classified as a 'C' or 'U' grade. Removal is required to allow or facilitate development. Arbortrack state that *"The loss of these low-quality trees is a low and acceptable impact and will have minimal amenity impact on the surrounding area. New planting proposals will return a green screen to the southern boundary of the site and reinstate boundary screening beside the new driveway... The great majority of site works will take place beyond the root protection area (RPA) of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012"*.

- 6.31 Therefore the application proposals are clearly in compliance with the relevant policies of the Neighbourhood Plan and Local Plan in respect to landscaping and tree considerations.

Biodiversity

- 6.32 A Preliminary Ecological Assessment (PEA) has been prepared by the Ecology Partnership. This concluded that although the site is largely of no notable ecological interest, the proposals do include the removal of an extension to No.22. This existing structure was assessed as having '**low**' potential for roosting bats. Despite this, a subsequent survey was undertaken, and the results are reported within the accompanying Bat Emergence Survey report. This confirms that *"An emergence survey was undertaken on 19th August 2021 in suitable conditions and **no bats** were seen to emerge... It is considered that this bat survey in combination with recommendations made above and within the PEA are sufficient to maintain favourable conservation status of bats in the wider area."*
- 6.33 The original PEA set out a number of enhancements that could be made to the final development to help reduce potential ecological impacts. These are summarised below:
- Utilise native species of local provenance in landscaping schemes to enhance the ecological value of a development.
 - The use of wildflower mixes to increase the biodiversity of existing species poor improved grassland and any proposed lawn or amenity areas will enhance the ecological value of the site for a range of important invertebrates.
 - Piles of logs and rubble may be placed in suitable areas on site to provide hibernacula for species such as common amphibian and reptile species, as well as refugia for small mammals and invertebrates.



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- New tree and shrub planting may be incorporated into the scheme. These should be native species of value to wildlife e.g. hawthorn, hazel, beech, elder, cherry, holly, hornbeam, rowan etc
- Planting of species-rich hedgerows within suitable areas of the site, such as along the eastern and southern site boundaries will provide important food resources for native wildlife.
- The provision of bat boxes on retained mature trees around the site.

6.34 Evidently, the development has the potential to enhance existing habitats whilst providing a positive impact on local biodiversity. The proposal would conform with Policy ENV DM5 of the Arun Local Plan.

Drainage

6.35 Policy W DM1 of the Arun Local Plan requires development to provide sufficient water supplies prior to occupation to serve development and for such supply to not be detrimental to existing water quality. There is no indication that this cannot be achieved for what is a very modest development of one single dwelling.

6.36 Policy 8 of the Neighbourhood Plan requires development proposals to demonstrate that they include one or more of the detailed sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere. This application is supported by a Drainage Statement prepared by Robert Clark. It confirms that *"All surface water will therefore be discharged to ground through soakaways and permeable constructions... Relevant ground investigations were carried out from early January 2021 through to mid-May 2021 in order to ascertain groundwater levels and design soil infiltration rates... Good soil infiltration rates were recorded and whilst groundwater levels were found to be quite high in early February 2021, we conclude that a surface water drainage system constructed generally as indicated on the attached plan, Drawing No. 2110/SK7 would be suitable to drain all surface water from the proposed new dwelling to current design standards."* Mr Clark's statement also sets out that foul water would connect to the host property's foul water drainage system, which connects to the public foul water sewer in Vermont Drive. Site levels will require a small underground pumping station, as indicated by the plan attached to the Drainage Statement.

Access & Parking

6.37 Policy T SP1 of the Arun Local Plan requires development to incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the impact on highway safety.

6.38 The application proposes a 4 bedroom house with 8 bed spaces which would incur a requirement for 2.7 spaces under WSCC guidance and 3 spaces under ADC

guidance. The proposed site plan shows a garage, plus space to the front of the new property that could adequately provide parking for 3 vehicles on-site.

- 6.39 It is acknowledged that from 2018 Arun DC guidance is for houses with a driveway and garage 100% of parking spaces should be provided with active EV charging points for electric vehicles. It is proposed to provide an EV charging point in the garage.
- 6.40 The proposal would utilise an existing access, which is shared with neighbouring property. Given the space available and the layout proposed, it is considered that this arrangement would be entirely appropriate and would not prejudice highway safety.

Sustainable Development Summary

- 6.41 As outlined above, the focus of the NPPF is for development to be sustainable. It sets out there are three principle 'objectives' to achieving sustainable development: economic, social and environmental. In this part of the Planning Statement the main factors that inform the judgement as to whether the proposal would be a sustainable form of development are summarised. In reaching that view all matters referred to in the above report have been taken into account.
- Economic Objective
- 6.42 The planning proposal would result in the creation of construction jobs during the build period. The additional population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development. It is considered that the proposal would satisfy the economic role of sustainable development.
- Social Objective
- 6.43 The provision of 1 no. dwelling house will make a small, albeit positive contribution to boosting the supply of housing in the District at a time when the Council are unable to demonstrate a 5-year housing land supply. The NPPF seeks to promote *"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"*. Due to the location of the site within the built-up area of East Preston, in what is described by the Planning Officers as being a sustainable location, this is considered to be a suitable location for new housing. Overall it is considered that the proposal would satisfy the social role of sustainable development.
- Environmental Objective





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- 6.44 There is an overriding need to ensure that development should contribute to protecting and enhancing the natural, built and historic environment. The proposed development in terms of layout, scale and appearance is considered to be in keeping with the character of the surrounding area and hence would not result in an adverse impact to the character of the surrounding built environment. There are no biodiversity or landscape constraints that relate to this site. The proposal would not result in any highway safety problems. As such, the environmental role of sustainable development would be satisfied by this proposal.





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7. CONCLUSIONS

- 7.1 This application proposes a single 1½ storey dwelling in a backland location. It would provide an efficient use of a large, under-developed site, without compromising the existing spatial pattern or character of the locality. It would provide adequate living conditions for future occupiers, whilst not demonstrably harming the living conditions of adjacent residents.
- 7.2 The application proposals positively respond to the previous pre-application comments provided by Planning Officers in 2018 and 2020. The issues raised at those times have been robustly addressed by this submission. A high quality design is proposed that will complement the existing built environment, albeit with a discrete and sensitively designed proposal that would be screened from public view.
- 7.3 The application meets all the necessary policy requirements (including those set out in the revised NPPF, the Arun Design Guide SPD, and the Neighbourhood Plan), and will cause no harm to the character of the surrounding area. The site is sustainably located, and is entirely suitable for new housing thereby reducing the pressure on developing greenfield sites outside of the built-up area. It is clear that the overwhelming weight of evidence supports the application proposals as it is shown to comply with all relevant Development Plan policies.
- 7.4 As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is eminently suitable for the proposed development and permission should therefore be granted.

September 2021