

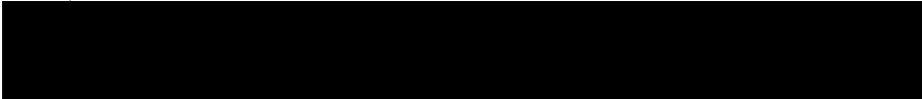
Planning/Design & Access Statement

**Demolition of existing buildings and erection of
3 no. dwellings with associated parking, alterations to
existing access and relocation of
existing staircase to flats**

**Land to the Rear of Beechlands Cottages,
Beechlands Close, East Preston**

Ref: HAPL 1147 September 2017

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1. Introduction

- 1.1 This statement has been prepared on behalf of our client Dearden Homes Ltd to support this application for the demolition of the existing buildings on this site and the erection of 3 no. new dwellings with associated parking, alterations to existing access and the relocation of the existing staircase to the adjoining flats. This statement describes development in detail and considers the policy context applicable to the proposal. It will demonstrate that the proposal is compliant with Development Plan policy and can be accommodated on the site without harm to local amenities.
- 1.2 This proposal has been the subject of a pre-application enquiry and in a response dated 09 March 2017 the planning officer confirmed that the Local Planning Authority would support an application for the redevelopment of the site for the three dwellings subject to further consideration of neighbour amenity. The matters identified by the planning officer have been considered and the design response detailed later in this report.

2. The Site and its Surroundings

- 2.1 The site the subject of this application lies on the north side of Beechlands Close to the rear of Nos. 1-4 Beechlands Cottages. The existing cottages were erected following the grant of planning permission in 2009 (EP/91/09) and the development replaced garages which were formerly on the site. Planning permission has recently been granted for an additional dwelling on the eastern end of the terrace (EP/41/17). That proposal maintained an access on the east side of the site to a commercial building and six retained garages located to the north. It is this land to the north which is now the subject of this proposal.
- 2.2 The site is currently occupied by six rather dilapidated garages adjacent to its northern boundary and a single storey brick built building which is in use by a security company on the southern boundary (adjacent to the rear boundaries of Beechlands Cottages). To the west lie the shops which front onto Sea Road with flats above. The rear elevations of the flats are however set back from the rear elevation of the shops to provide access via stairs and a communal walkway. A service access runs from Beechlands Close between the shops and no. 1 Beechlands Cottages.
- 2.3 To the north of the existing garages lies the rear garden of 125 North Lane which, at this point, contains a large outbuilding and part surfaced area for parking and turning. To the east lie the garages to the flats in Beechlands Court. The site is therefore surrounded by residential development and in a highly sustainable location in the centre of the village.



Google Image of Site

3. The Application Proposal

- 3.1 The application proposes the demolition of the existing garages and single storey building on the site and erection of a terrace of three dwellings running across the centre of the site from west to east. Private amenity space will be provided to the north of the dwellings and parking and turning will be provided to the south with access from Beechlands Close. The principle of this layout has been accepted in the previous two pre-application proposals subject to detailed considerations of neighbour amenity and the usual development management criteria.
- 3.2 The application also proposes improvements to the existing service access which passes along the west side of Beechlands Cottages. This will maintain and improve access to the rear of the shops for delivery purposes. To facilitate appropriate access, the existing means of escape staircase which projects into the site is proposed to be relocated to the northern end of the shops/flats.

4. Planning Policy

- 4.1 Government Planning Policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. It does not change the statutory status of the development plan but is a material consideration in the determining planning applications. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and defines three dimensions in meeting this: the economic role, social role and environmental role. These roles are not expected to be undertaken in isolation because they are mutually dependent.
- 4.2 Sustainable development is placed at the heart of the Framework paragraph 14 states that there is the 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 impact of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework taken as a whole or specific policies in the framework indicate development should be restricted.
- 4.3 Paragraph 111 of the NPPF states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 4.4 In terms of decision taking, the NPPF states that LPAs should approach decision-taking in a positive way to foster the delivery of sustainable development. LPAs should look for solutions rather than problems and decision takers should seek to approve applications for sustainable development where possible. They should work proactively to secure developments that improve the economic, social and environmental conditions of the area.
- 4.5 Local development plan policies are contained within the Arun District Local Plan 2003 and saved policy GEN7 is considered to be the most relevant to the determination of this application. The policy deals with the form of the development and states that it will be permitted providing it meets the specified criteria.
- 4.6 Criterion (i) seeks to ensure that the development makes efficient use of land or buildings and the proposal is compliant with this criterion as it makes more efficient use of this brownfield site and brings forward new homes in a sustainable location.

- 4.7 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development which is in-keeping with the character of residential development in the locality and provides new homes with suitable amenities for future occupiers.
- 4.8 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built-up area of East Preston, it meets this requirement being accessible to alternative modes of transport, shops and services.
- 4.9 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwellings can be accommodated on the site without any harm to any established amenities.
- 4.10 Criterion (v) seeks to ensure that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located in a central village location where it is bounded predominantly by residential properties with some retail/service uses. The relationship between buildings will be similar to those that exist and therefore no adverse impacts which would affect the residential use of this site are anticipated.
- 4.11 Criterion (vi) deals with the retention of open or wooded areas and is not applicable to this site.
- 4.12 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The existing access will serve the development and where it joins the public highway there will be sufficient space for two vehicles to pass with sufficient visibility to ensure the safe movement of vehicles on and off the public highway. The access will be a shared surface which will keep traffic speeds low. On-site turning is available to ensure that vehicles, including a fire appliance, can enter the site, turn and leave in forward gear. It is therefore concluded that this criterion is complied with.
- 4.13 The most relevant policies of the Made East Preston Neighbourhood Plan are policies 1 and 3. Policy 1 states that development proposals will be supported provided, amongst other matters, the scale, density, massing, height, landscape design, layout and materials reflect the character of the surrounding buildings and it meets the adopted car parking standards. Beechlands Close lies in Character Area 2 which is defined largely an area of bungalows and the policy 3 therefore seeks to maintain this character. However, this site the subject of this application is surrounded by two storey development and therefore it is in this context that it needs to be considered. It will be demonstrated in the next section that this proposal is in keeping with the

character of the area and therefore accords with policy 1 of the Neighbourhood Plan, GEN7 of the Local Plan and the overarching guidance in the NPPF.

5. **Planning Considerations**

- 5.1 The site lies within the village of East Preston where the principle of development is acceptable under Local Plan and Neighbourhood Plan policies. The main issues for consideration are whether the development is designed and laid out to be in keeping with the character of the area and respect amenities of adjoining residents. It is also necessary to consider whether the access and parking arrangements are appropriate.

Design and Layout

- 5.2 The terrace of three dwellings is proposed to be situated fairly centrally on the site in a position similar to that indicated at the pre-application stage. The properties are designed to be two storeys but the outer two dwellings have reduced eave levels reducing the height and bulk of their roofs as well as to add variation in form and appearance. The roof of the westernmost property has also been hipped to reduce the overall mass of the roof, particularly as this part is closest to adjoining residential properties. The site is surrounded by two storey development including Beechlands Cottages, the flats to the east and shops/flats to the west so the overall form is in keeping with the general character but adapted to respect neighbour amenity.
- 5.3 The dwellings are proposed to be constructed in materials in keeping with other developments in the locality. The outer dwellings will have front elevations of random laid flint with brick plinth and quoins whilst the central unit will be brick with horizontal weatherboarding at first floor level. In design terms the dwellings will be of traditional design but with a contemporary character similar to other developments recently approved in the locality.



South Elevation

- 5.4 Each property will have a living/dining room, kitchen and w.c. on the ground floor with three bedrooms and a bathroom at first floor level. Externally, each property will have a garden that exceeds the area required for a terraced property in the emerging local plan and will have a depth of around 10m which is the requirement where dwellings back onto other dwellings (which is not the case here) but has been provided to provide a suitable separation from the property to the north.
- 5.5 At the pre-application stage it was accepted that the western elevation of the terrace, due to the design of the roof and lack of windows on the end elevation would not cause any unacceptable impacts on the occupiers of the flats above the shops to the west. There was some concern however about overlooking from the walkway to the flats into the rear garden of the westernmost property and possibly its first-floor windows. A projecting bay has been added to the westernmost bedroom which further limits the angle of view from the walkway which is now extremely oblique and unlikely to result in a material level of direct overlooking. The fence on the western boundary has been raised to include trellising on top which again restricts the level of overlooking to the garden. Furthermore, the relationship proposed between the garden and the walkway is the same as that approved at Beechlands Cottages to the south where it was considered acceptable.
- 5.6 In terms of the relationship of the proposed dwellings with the rear elevations of Beechlands Cottages, the layout of the easternmost property has been amended so that its first-floor habitable room is at the eastern end further away from the rear of no. 4 Beechlands Cottages and at an oblique angle. The other first floor habitable rooms on units 2 and 3 are around 20m away from the first-floor windows of the existing terrace. The planning officer in his pre-application response did confirm that, on balance, the scheme would be likely to comply with policy GEN7 in relation to impact on adjoining residential amenities and further improvements have been made in line with the suggestions since that time. In terms of neighbour amenity therefore, it is submitted that the proposal has regard to those matters identified by the planning officer at the pre-application stage.

Parking and Access

- 5.7 The planning officer in his pre-application response, did not make any specific comments about the parking requirement for the development but noted the sustainability of the location where requirements can vary. This is a highly sustainable location nevertheless the proposal provides 5 on-site car parking spaces. The WSCC car parking demand calculator for unallocated parking on the site indicates a requirement for 4 spaces and the proposal exceeds this. It is therefore submitted that the proposal provides sufficient on-site parking to meet its needs.
- 5.8 The access from Beechlands Close is existing and serves the garages and building currently on the site. The traffic movements associated with the new

dwelling will therefore replace the existing movements and there will be unlikely to be a material increase. The access will be designed to be 4.5m wide at the entrance enabling two cars to pass without waiting on the public highway. In all other respects, it is submitted that the access can adequately serve the development and will not give rise to any severe residual impacts.

- 5.9 Sheds are proposed in the rear gardens of the properties which will provide cycle storage for the future occupiers.

6. Local Validation Requirements

Foul & Surface Water Drainage

- 6.1 The proposed development will connect to the public foul sewer. Porous surfacing will be used for the driveway and parking spaces and a soakaway is proposed for the discharge of surface water.

Bin Storage & Collection Provision

- 6.2 A communal bin store is proposed adjacent to the eastern boundary at the top of the access drive. This will be sufficient to store refuse and recycling bins for each resident. It is anticipated that the refuse vehicle will have not to enter the site and that the bins will be collected by the operatives from the store.

7. Conclusion

- 7.1 The application proposal provides for three new dwellings within this highly sustainable village centre location. It makes effective use of this under-utilised brownfield site and, given the particular characteristics its surroundings, does not cause any unacceptable adverse impacts and represents a form of development in-keeping with the locality. The proposed dwellings have been designed to provide a high-quality development and respects the amenities of adjoining residents. The dwellings meet the external space standards and the plot sizes are appropriate to their context.
- 7.2 The planning officer in the pre-application response considered the proposal to be capable of support and the minor matters raised have now also been addressed. It is submitted that the proposal is compliant with local and neighbourhood plan policy and approval is sought on this basis.