

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

20 December 2019

Dear Sir/Madam

4 Beechlands Cottages and land adjacent, Beechlands Close, East Preston

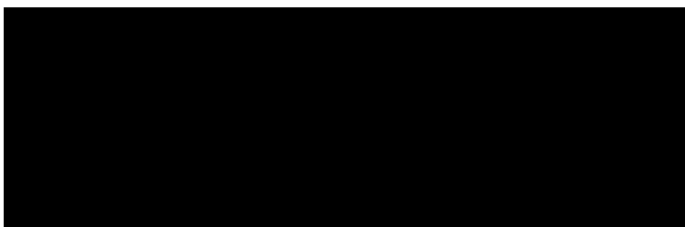
Please find enclosed a planning application for the erection of 1 no. dwelling and alterations to roof of existing dwelling (4 Beechlands Cottages) including the provision of new dormer to front elevation. This application is effectively a resubmission of application EP/41/17 which has not been implemented and is due to expire on 25/05/2020. The application seeks permission for the same development as that previously proposed, but with a new three-year implementation date.

Application EP/41/17 was considered and approved by the planning committee and therefore an officer's report sets out the relevant planning policies and material considerations that were taken into account in reaching the decision. Whilst the application was determined under the old local plan, it was stated in the report that the emerging plan was a material consideration. The following policies from the emerging plan were taken into account in determining the application:

SD SP2 Built-Up Area Boundary
D DM1 Aspects of Form and Design Quality
D DM3 External Space Standards
D DM4 Extensions and Alterations to Existing Buildings

These policies have remained largely the same in the adopted local plan. The main difference is that the external space standards are no longer part of the policy. The relevant policies are therefore now:

SD SP2 Built-Up Area Boundary
D DM1 Aspects of Form and Design Quality
D DM2 Internal Space Standards
D DM4 Extensions and Alterations to Existing Buildings



The report also refers to the East Preston Neighbourhood Plan policies 1 and 3 which remain relevant as part of the Development Plan.

The officer, in his report, considered the main issues arising from the policy context. In summary, he commented on each relevant matter as follows:

Principle – the site lies within the built-up area boundary where the principle of development is acceptable.

Design and Visual Amenity - the additional dwelling and roof extension are not considered to have an unacceptably adverse impact upon the spatial pattern or character of the street scene and the new dwelling will exceed the Nationally Described Space Standards.

Residential Amenity - The development would not negatively impact the terrace dwellings in terms of a loss of light, overbearing impact or loss of privacy. There are no dwellings within 23 metres of the front or rear elevations of the proposed dwelling or new roof dormer extension and the bungalow to the east side beyond the side access road has no primary habitable facing windows in its side elevation 13 metres away from the new side elevation of the dwelling proposed.

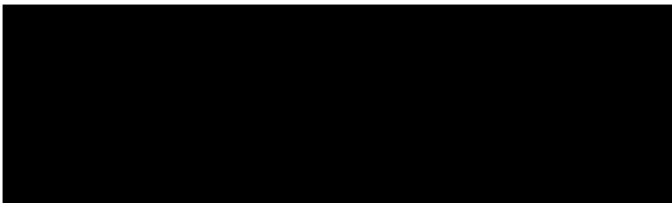
Parking – WSCC Highways Authority have made no objection to the proposed provision of 1 parking space for the proposed new dwelling and the location of the property is considered to be sustainable with good access to shops, facilities and public transport on nearby Sea Road.

Sustainability - It is considered that the development is consistent with policy in respect of sustainable development

NPPF test on sustainability – the development was considered in relation to the three dimensions to sustainable development and found to accord with the environmental, social and economic roles and it was concluded that this site could represent a sustainable location of an additional housing unit within the existing built up area boundary.

Overall, it was concluded that the development was in accordance with relevant development plan policies.

As mentioned above, it is submitted that there have been no material changes in planning policy since the last application was decided. The only material change in relation to the site itself, is the fact that two no. dwellings have been permitted on land to the rear of terrace. That application however had regard to this extant permission and maintained a distance of 21m between facing windows. The renewal of this permission is not therefore affected by that permission as the relationship between the two developments have been considered and found to be acceptable.



In conclusion, it is submitted that that there are no material changes in planning policy since the application was last approved and the more recent approval for two dwellings at the rear had regard to that original approval. There are therefore no material circumstances that would suggest a different decision should be reached on this application. The proposed development continues to comply with the relevant development plan policies, and it is requested that the LPA once again approves this application.

Yours faithfully

Dawn Appleton

Dawn Appleton BSc (Hons) DipTP MRTPI
Chartered Town Planner

