

Planning/Design and 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**

**On behalf of
Dearden Homes Ltd**

December 2018

1. Introduction

- 1.1 This statement has been prepared on behalf of my 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.
- 1.2 Planning permission was granted earlier this year for the demolition of existing buildings and erection of 2 no. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats (EP/7/18). Prior to that an application for 3 no. dwellings was withdrawn (EP/138/17) due to officer concerns, despite our client having received positive pre-application comments relating to provision of three dwellings on the site (subject to further consideration of neighbour amenity).
- 1.3 For reasons of viability, this application once again seeks permission for the erection of three dwellings on the site. The scheme has been amended to take account of the various matters raised during the consideration of the previous application and pre-application advice. It is also relevant that the policy position has changed since the last application for three dwellings was considered. Most notably, the policy relating to garden space standards has been deleted from the adopted Local Plan and a revised National Planning Policy Framework (NPPF) has been published.
- 1.4 This application is therefore submitted for consideration by the LPA in the light of the revised policy position and the form of development that has been granted on the site, albeit for only two dwellings. This statement seeks to demonstrate that the proposal is compliant with current Development Plan policy and can be accommodated on the site without harm to local amenities.

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 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 on the southern boundary (adjacent to the rear boundaries of Beechlands Cottages) which is in use temporarily by a

security company. 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 large 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 staggered terrace of 3 no. three bedroom 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 6 no. parking spaces are proposed

between the proposed dwellings and the rear of Beechlands Cottages. The access will be as previously approved along the eastern boundary from Beechlands Close.

- 3.2 As before, 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. Such access is only by agreement with the owner of the shops as the majority of deliveries take place to the front due to ease of access there. The tenants of the shops and flats have no right to park on the application site; a matter accepted by the Planning Committee in approving the previous application. All other rights such of access such as UK Power Network and 125 North Lane will remain. An area for the convenience shop to store delivery trolleys and bins is also proposed which also represents an improvement on the current situation where no such storage facilities exist.
- 3.3 Also as previously approved, the existing means of escape staircase which projects into the site is proposed to be relocated to the northern end of the shops/flats to enhance vehicular access. This staircase is for emergency use only as all the flats have their main access at the front of the shops. It is proposed to include screening along the north side of the staircase to preclude any overlooking and although such overlooking northwards already exists from the walkway. The relocation of the staircase was agreed as part of the previous application following a site visit by Members of the Planning Committee.

4. Planning Policy

- 4.1 The National Planning Policy Framework was revised in July this year. It sets out the Government's planning policies for England and how these should be applied. Like the previous version of the NPPF, it states that the purpose of the planning system is to contribute to the achievement of sustainable development which comprises three overarching objectives; economic, social and environmental. It states that the three objectives 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).
- 4.2 In paragraph 10 it states, "So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development". For decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or 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 the 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.

- 4.3 The Government's objective is to significantly boost the supply of homes and paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement 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.
- 4.4 Part 11 of the NPPF encourages the effective use of land and paragraph 117 states "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."
- 4.5 The Arun Local Plan 2011 – 2031 was adopted in July this year. The most relevant policies are:
- Policy SD SP1 – Sustainable development. This confirms the positive approach that the Council will take reflecting the presumption in favour of sustainable development as set out in the NPPF.
- Policy SD SP2 – Built up area boundary. Development will be permitted within built up area boundaries subject to consideration of other policies in the plan.
- Policy D SP1 – Design. This encourages proposals to make efficient use of land whilst reflecting the characteristics of the site and surrounding area.
- Policy D DM1 – Aspects of form and design quality. Sets out the matters that the Council will have regard to and includes character, appearance and impact.
- Policy D DM2 – Internal Space Standards. Requires appropriately sized internal space using the Nationally Described Space Standards as a guide.
- W DM3 – Sustainable Urban Drainage Systems. Encourages the use of Sustainable Urban Drainage Systems appropriate to the size of development.
- 4.5 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 policy SD SP2 and Neighbourhood Plan policy 1 subject to the consideration of other policies in the Plan. The policies particularly relevant in this regard, are those which require consideration of whether the development is designed and laid out to be in keeping with the character of the area and respects the amenities of adjoining residents (policies D SP1 and D DM1). It is also necessary to consider whether the access and parking arrangements are appropriate, bearing in mind that the two dwellings have already been permitted on the site with the access deemed appropriate to serve that form of development.

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 of the previously approved link detached dwellings. The footprint of the approved development is 161sqm comprising the two dwellings with integral car ports. This revised scheme, alters the layout of the built form and excludes the integral car ports so that with an increase of just 17sqm over the approved footprint, three dwellings can be accommodated on the site. The proposed dwellings are narrower than previously approved, so the overall width of the development is no greater and, is in fact less, thereby increasing the distance between the western elevation and the rear elevation of the flats to the west.
- 5.3 In terms of the height and form of the development, the approved scheme had varying ridge levels with the highest being 8.5m. This revised scheme proposes a north-south ridge to each property to a height of 7.6m. With a valley between each ridge, the design of the roof significantly reduces the overall mass of building when viewed from the south and from the neighbouring property to the north.



- 5.4 The previously approved scheme had a one and a half storey element comprising car port with accommodation above, closest to the rear of the flats to the west. Whilst this scheme reverts to a full two storey element at its western end, due to the change in layout, this two-storey element is in a similar position to the main two-storey element previously approved. The ridge however will not be as high and will pitch away from the flats reducing its bulk and therefore improving the relationship between plot 3 and the flats. It is submitted therefore that there is no additional impact on the flats to the west arising from the proposed changes, and there is actually an improvement.
- 5.5 The 3 no. dwellings are proposed to be provided in a staggered terrace to respond to the distance required between the facing windows on the rear of Beechlands Cottages to the south and to add interest to the main elevations. Whilst this results in smaller depth of garden to the dwellings, each is still provided with a suitable level of amenity space for a location in the centre of the village, close to the other open space and the sea front. The requirement to comply with specific standards is no longer a requirement since the deletion of the external space standards policy from the local plan.
- 5.6 It is acknowledged that the reduction in rear garden length results in the proposed dwellings will having their rear walls closer to the northern boundary than the dwellings previously approved. However, plot 3 is the closest to the adjoining property (125 North Lane) and its immediate private amenity space and has a distance of 9m from the boundary, and approximately 14m from the dwelling (which is at right angles) which is a sufficient distance to protect amenities. Plots 2 and 3 step towards the northern boundary, however, at this point, the properties will face a substantial outbuilding and garaging beyond the adjoining garden so will not overlook the dwelling or its garden or otherwise be overbearing. Notwithstanding this acceptable relationship, the dwellings have been designed with projecting oriel bays on the northern elevations with only the north eastern section being glazed. This ensures that views from the bedroom windows are restricted to a north-east direction, away from the adjoining property. The view will be to the car park to the flats to the north east with over 21m to the nearest facing window. The only other windows on this north elevation will be bathroom windows which can be obscure glazed.
- 5.7 The provision of the oriel windows to habitable rooms on the rear elevations also precludes any intervisibility between those rooms and the walkway to the flats to the west.
- 5.8 The dwellings are proposed to be constructed in materials in keeping with other developments in the locality. In this respect the dwellings will be constructed in brick

with fibre cement boarding at first floor on part of the north and south elevations and on the west elevation of plot 1. The roof will be plain tiles with bonnet hips. In design terms therefore, the dwellings will be similar to other developments recently approved in the locality.

- 5.9 Each property will have a living, kitchen/diner and w.c. on the ground floor with three bedrooms a bathroom and ensuite shower at first floor level. The GIA of each property is 104sqm. The proposal accords with the Nationally Described Space Standards.

Parking and Access

- 5.10 The WSCC parking demand calculator indicates the requirement for 5 no. parking spaces where each property has one allocated spaces. The proposal provides 6 spaces which marginally exceeds the standard. The proposal therefore provides sufficient on-site parking to meet its needs and is in a highly sustainable location where other means of transport is available.
- 5.9 The access from Beechlands Close is existing and serves the garages and building currently on the site. The traffic movements associated with the new dwellings 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. The western access road will be improved within the application site by relocating the retaining wall to improve the width.
- 5.10 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

- 6.2 Bin stores are proposed on either side of the access road as it enters the forecourt to the dwellings. These 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 in place of the two previously approved. The proposal therefore makes more efficient use of this brownfield site in a highly sustainable location which is encouraged in the recently published NPPF. The additional dwelling can be accommodated with only a minor increase in the footprint of the development. The revised layout and design of the dwellings does not result in additional overlooking to neighbouring properties. The reduced garden depth does not conflict with any adopted policy and provides for a suitable level of amenity space given the location of the dwellings.
- 7.2 The proposal represents a form of development in-keeping with the character of the locality. The proposed dwellings have been designed to provide a high-quality development which meets the internal space standards and the plot sizes are appropriate to their context.
- 7.3 The alterations to the access and the relocation of the staircase to the flats, remain as previously approved and are not materially affected by this proposal. The site can accommodate the level of parking required to meet its needs in accordance with the WSCC calculator.
- 7.4 It is submitted that the proposal is compliant with the recently adopted Local Plan (which was a material consideration in determining the previous application) and remains compliant with the neighbourhood plan. The new NPPF supports the more effective use of brownfield sites and adds weight to the planning balance in favour of the proposal. It is on this basis that approval is sought for the development as proposed.