

Design & Access Statement for:

Site Address: Land at Beechlands Close, East Preston, West Sussex, BN16 1JT.

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Development: New house adjacent to existing terrace at Beechlands Cottages, together with alterations to No. 3 Beechlands Cottages. 

Pre-Application Advice

This was obtained under reference PAA/112/13 on the 20th December 2013. The pre-application submission comprised an additional unit to the existing terrace fronting Beechlands Close, plus proposed development of the land at the rear.

This application is concerned only with the additional unit to the frontage. I set out below the planning officer's pre-application advice relating to this proposed extra unit:

There are no elevation drawings for the proposed additional dwelling at Beechlands Cottages but the footprint and plot size is broadly consistent with the existing dwellings on the terrace. It is considered that an extension to the terrace would be acceptable in design terms subject to the appearance of the new dwelling replicating that of the other dwellings on the terrace so as to ensure visual integration.

ADDITION TO BEECHLANDS COTTAGES:

The proposed dwelling would be built in line with the existing terrace of buildings and would therefore have little visual impact upon the occupants of the existing dwellings within it. It will be a sufficient distance from No 1 Beechlands Close which is a bungalow and is the nearest neighbouring property to the east, to prevent it from appearing unacceptably overbearing or from causing undue levels of overshadowing. This is on the assumption that the height of the dwelling will correspond to that of the others within the terrace.

The Proposal

The proposal is to erect a new house that will attach to the eastern end of the existing terrace. Alterations are also proposed to No. 4 Beechlands Cottages to add dormers to the front and rear roof slopes and internal alterations to provide a bedroom and bathroom in the loft space.

Site, Surroundings and Use



The site occupies an accessible and sustainable location in the centre of East Preston Village. The Sea Road Shopping Parade is adjacent to the site to the west. Village school and health centre are within short level walking distance; good bus links are available close by, linking Rustington, Chichester and Portsmouth to the west, and Worthing and Brighton to the east.

The site is in the existing built up area of the village, where the principle of development is acceptable.

There is a relatively high density of development in this part of the village.

The site is vacant.

Amount

The application proposes the development of 1 No. three bedroomed end terraced house, together with alterations to No. 4 Beechlands Cottages – changing it from a two bedroom to a three bedroom house.

The accommodation of the new dwelling will comprise:

Ground Floor

- Entrance hall approached at the side of the property
- Cloakroom
- Rear living room
- Kitchen

First Floor

- Two bedrooms

- Bathroom
- Access to the loft where a bedroom and en-suite bathroom will be provided



Accommodation Changes to No 4 Beechlands Cottages

- Access to the loft area where it is proposed to convert the loft area into a bedroom with en-suite bathroom

No's 2 and 3 Beechlands Cottages have roof dormers and accommodation in the roof space, therefore the proposal will be in keeping with these.

The proposal will optimise the site's potential to accommodate development, as required in the National Planning Policy Framework.

The additions to No. 4 Beechlands Cottages will increase the accommodation from a two bedroom, one bathroom property to a three bedroom, two bathroom property – without increasing the footprint.

The new proposed house will be accessed from a side entrance.

The accommodation proposed as shown on the layout plans will provide a living room on the ground floor that has direct access via glazed doors onto a private rear garden.

A car parking space will be provided to the front of the property.

The private rear garden will be enclosed by a 1.8 metre high close boarded timber fence.

There will be a footpath access to the rear of the garden, where there will be a timber shed comprising a secure cycle storage.

There will also be hard surfaced area for refuse and recycling bins, which will be wheeled around to the front of the property on collection day.



It is considered that the proposal provides a good standard of accommodation and amenity space for a medium sized family house.

Scale

The proposal will have alterations to the roof of No. 4 Beechlands Cottages, but the existing ridge height will be maintained.

The footprint of the proposed new dwelling will be only slightly larger than the existing terrace at the front, projecting to the front by about 900mm. This will provide visual relief to the front elevation by incorporating features common in the local vernacular.

The existing street scene in Beechlands Close is very mixed with modern bungalows to the east. Adjacent to the site to the west is the existing Beechlands Cottage terrace and beyond that is the rather dominant three storey building, which comprises the shops with two floors of flats above. Opposite the site is another modern terrace of four houses developed about 15 years ago. This terrace has brick elevations with first floor front elevations being painted boarding under a tiled roof. Beechlands Cottages have attractive flint elevations with brick quoins and detailings under a tiled roof. The other properties in the close are predominantly of brick and tile elevations.

The materials to the new dwelling are as follows:

Roof: To be clad with plain tiles to match the existing roofs. New dormer windows to be constructed to match existing with flat lead roof and lead cheeks.

Walls: To the front elevation there will be flint and brickwork to the ground floor with fibre cement boarding at first floor level. Side and rear elevations will have brickwork at ground floor level and fibre cement boarding at first floor level. It is proposed that the flint and brick will match the existing elevations.

Doors/Windows: To be white UPVC to match existing houses in the terrace.

The proposal to alter the front appearance of the new property from that of the existing terrace will add to the visual appearance of the terrace, rather than adding a house of exactly the same style. It also means that alterations to the roof of No. 4 Beechlands Cottages can be achieved with a more integrated design.

It is considered that when the proposal is looked at as a whole, it will lift the visual appearance of the terrace.

Landscaping

Hard surfaced areas to the front will be in permeable materials to mitigate water run off.

The private rear garden will be enclosed, by new 1.8 metre timber fencing. There will be a patio area approached via the living room glazed doors.

Access

Level pedestrian access from the car parking area and side

entrance can be provided to assist occupiers or visitors with mobility difficulties.



Car parking will be provided to the front of the property. Cycle and bin stores, are approached by a private footpath at the rear of the property.

Flood Risk Assessment

The site is not in an area of flood risk 2 or 3 as identified on the Environment Agency's Flood Risk Maps.

Sustainability

The site is in a highly sustainable village location. Energy and water saving measures will be incorporated in the specification, including space and water saving heating being designed with a highly efficient boiler and will be zoned to provide more flexibility and higher efficiency.

Low energy lighting will be used throughout the building, both internally and externally.

A++ rated domestic appliances will be used.

Low/dual flush WCs with low flow rate taps and showers to be installed.

Parking area will be in permeable materials, to the approval of the council's drainage engineer.

Building materials will be sourced locally and from sustainable sources where possible.

Site waste will be kept to a minimum with regular waste collections to be made by specialist companies, in order to keep

the site clear and disruption to neighbours to a minimum.



Local Planning Policies

The following policies are considered relevant to this application.

GEN2: Built Up Area Boundary

The site is situated within the defined built up area where the principle of development is acceptable.

GEN7: The Form of New Development

The development optimises the site's potential for development. It will provide an additional small family house, with off street car parking and private rear gardens, in a sustainable location in East Preston Village Centre.

The alterations to No. 4 Beechlands Cottages will again maximise this property's potential for development to provide family sized accommodation, rather than the existing two bedroom layout.

The proposals will therefore add well to the housing stock in the area.

GEN5: Provision of New Residential Development

The proposal will add a windfall site to boost the council's housing numbers.

It is noted at the present time the council cannot show a satisfactory five-year land supply as required in the National Planning Policy Framework.

GEN9: Foul and Surface Water Drainage

Foul water drainage will be to the existing main sewer.

Surface water drainage will be to the satisfaction to the Local Planning Authority's Drainage Engineer.

GEN12: Parking in New Developments

A car parking space will be provided to the front of the new dwelling, together with a secure cycle storage building in the rear garden.

Policies DDM2: Internal Space Standards and DDM3: External Space Standards

The internal floor area of the proposed new dwelling, which will be a three bed five person, house will be 109 square metres. It is noted that the minimum internal space requirement for this type of property is 96 square metres.

Internal room sizes are also compliant with the internal space requirement.

Private rear garden space of 65 square metres, with a depth of 10 metres, is proposed to conform to requirements.

Policy DSP1: Design

It is proposed that the new property will be to a more individual design than the rest of the terrace. This will add architectural interest and will provide a terrace that is more visually attractive within the street scene.

Materials will be those widely used in the village, and will blend with those used in the existing terrace and the modern terrace of four properties opposite.

Policy DCCSP2: Energy and Climate Change Mitigation

As set out in the '*Sustainability*' section water and energy saving measures will be incorporated in the build. The site is not in a flood risk area.

It is considered that the proposal is compliant with the guidelines of the relevant Local Plan Policies as set out above.

The National Planning Policy Framework

Page 2: Achieving Sustainable Development

Where the Local Authority as in this case cannot currently show a suitable five-year housing supply as required under the NPPF and Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of

deliverable housing sites.

Other relevant policies contained in the NPPF applicable to this development are as follows.

Page 2: Achieving Sustainable Development

Paragraph 7 states that: There are three dimensions to sustainable development: economic, social and environmental.

Economically the development will add vitality to the local community and economy.

The Local Authority will benefit from the Government's new homes bonus.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a level of new investment in the locality.

In terms of the social benefits, the site is situated in the existing built up area where the principle of development is acceptable.

It will add well to the housing mix in the area and paragraph 50 of the NPPF states that Local Authorities should plan for a mix of housing within communities.

The proposal will not affect any protected trees or the existing biodiversity of the site.

Section 4: Sustainable Transport

The site is in a highly sustainable location within short level walking distance of the Sea Road Village Shopping Parade. Local village school and medical centre are also within short level walking distance. Good bus links are available close by.

The new property will benefit from an off road car parking space, together with secure cycle storage on site. The new property will be easily accessible via a level threshold for occupiers/visitors with mobility difficulties.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes that the country needs.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building;

Section 6: Delivering a Wide Choice of High Quality Homes

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 58 states decisions should aim to 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;
- Optimise the potential of the site to accommodate development;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing

high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The proposal is considered to be a sustainable development in terms of construction and transport.

The proposal will benefit the local economy and will not adversely affect the local environment.

Conclusion

It is considered that the proposal is sustainable development, compliant with the guidelines set out in The National Planning Policy Framework. The golden thread running through the framework is a presumption in favour of sustainable development, and this should be applied where the Local Authority cannot demonstrate a suitable five-year housing supply, in accordance with Paragraphs 14 and 49 of the framework.