PLANNING DESIGN AND ACCESS STATMENT

OUTLINE APPLICATION

PROPOSED CHALET BUNGALOW

ST ANN, THE STREET, EAST PRESTON

NATIONAL PLANNING GUIDANCE

Although the Government have recently announced that curtilages to residential properties should not longer be regarded as previously developed land, there is still a requirement within existing built up areas to use land efficiently and effectively in the provision of new housing and a presumption in turnover of new housing where proposals are appropriate to their surroundings.

There is also a requirement that new housing should be sustainable in its location, placing emphasis upon the use of transport modes other than a private car and upon new housing being within walking distance of local services, educational facilities, employment opportunities and retail outlets.

The Planning Application Proposal is compliant with the Government's overarching policies, in that it provides new housing in a sustainable location, making efficient and effective use of the land.

LOCAL DEVELOPMENT PLAN CONSIDERATIONS

The Planning Application site is situated within the defined built up area boundary for East Preston and therefore, the principle of new development is acceptable under the criteria attached to Policy GEN 2 of the Arun District Local Plan.

Policy GEN 4 of the Local Plan, considers the location of new development in relation to transport modes and requires that new housing is located so as to minimise the demand for travel but it should not add materially to road congestion and pollution and that appropriate provision is made for safe and convenient access by public transport, cyclists and pedestrians.

The application site is located close to the village centre of East Preston, next to the Public Library and in close proximity to public transport and job opportunities.

Policy GEN 7 deals with the form of new development, setting out a list of criteria against which proposals should be assessed.

The policy requires that new development makes efficient use of land or buildings and in the case of new residential development, achieves net densities of at least 30 dwellings per hectare.

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There is also a requirement that new development responds positively to the identified characteristics and resources of the site and enhances local distinctiveness. Development should not have an unacceptable adverse impact upon adjoining occupiers land uses or property and takes into account of any unacceptable adverse impacts that may arise from adjoining land uses or property.

In that regard the application proposal makes efficient use of the site in the provision of new residential development and although the application is in outline form only, the indicative elevations and floor plans demonstrate that a dwelling can be designed on the property which will enhance local distinctiveness and acknowledge local architecture and vernacular.

The proposal would not result in any adverse impacts upon adjoining properties, being situated within a well screened site with the East Preston Library adjoining the proposed chalet bungalow to the east and The Croft, a detached residential property to the west.

The proposed new dwelling will be sited more or less coincidentally with the front elevation of the adjoining library and is separated by means of a 3 – 4 metre high evergreen hedge, providing a substantial screen. The dwelling will not therefore impact upon the amenities of library users.

To the west is The Croft which is a substantial residential dwelling, set within spacious grounds but taking into account the distance and relationship between The Croft and the proposed chalet bungalow, there will not result any undue overlooking, loss of privacy or diminution of amenity.

Within this area of The Street, especially along its northern side, there is no established building line with properties fronting onto The Street and some set further back, such as The Croft and St Ann.

The position of the proposed chalet bungalow will not therefore appear incongruous within the street scene and will appear in general harmony with the established pattern of development.

The policy criteria also requires that development is sustainable in nature and allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians where possible.

Although there is no public footway along the northern side of The Street, across the frontage of the site there is a footway immediately adjoining the property, in front of the library and therefore pedestrian safety will not be compromised in walking to local services.

The existing access to the east of the site will be reinstated to provide access arrangements to both St Ann and the proposed new dwelling and the proposal will involve the provision of a turn on site facility to allow cars to enter and leave the site in forward gear. There is no on site turning facility at present an therefore there will accrue a highway safety benefit. It is confirmed that the existing vehicular access onto The Street will be obliterated in perpetuity.

It is therefore considered that the proposal has compliance with Policy Gen 7 of the Arun District Local Plan.

RESPONSE TO CONTEXT

See above

AMOUNT

The proposal relates to development comprising a chalet bungalow with kitchen, dining room/lounge and wc on ground floor and 2 no. bedrooms and bathroom on first floor. The indicative floor area is 98 sq m.

LAYOUT

The siting of the proposed chalet bungalow has been derived to accord with the frontage to the adjoining library, set well in front of St Ann to respect and acknowledge residential amenity.

The pattern of development is random and sporadic on the north side of the street and the siting of the proposed dwelling will acknowledge this established street scene.

SCALE

Although the Planning Application Proposal is in outline form only, there are provided indicative elevations of the proposed chalet bungalow, which indicate a ridge height of 6.5 metres and an eaves height of 2.4 metres.

APPEARANCE

The design and architecture of the proposed chalet bungalow is indicated on the attached plans, whereby it is intended to provide a low profile dwelling with accommodation in the roof space and in a design vernacular to cottages found within the East Preston area, especially the Sea Estate.

LANDSCAPING

The site has substantial landscaping on its boundaries, the majority of which will be retained.

The opening of the original access point will necessitate the removal of the Cupressus trees, which are not high in quality and which are not indigenous to the area. It is proposed to provide planting around the periphery of the new created curtilage.

ACCESS

Access arrangements will be via the reinstatement of the existing access towards the eastern end of the frontage on to The Street, with the formation of a turn on site and parking within a proposed new car port.

Visibility from the new access is an improvement upon the existing access and will accord with the Highway Authorities standard.

It is confirmed that the proposed chalet bungalow will be constructed to comply with the requirements of the disability act.

Covered cycle parking will be provided within the proposed car port.

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