



**PLOT TO THE SOUTH OF 45 THE RIDINGS,
EAST PRESTON,
WEST SUSSEX**

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR
NEW DETACHED RESIDENTIAL DWELLING AND NEW VEHICULAR ACCESS**

JUNE 2020

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INTRODUCTION

The proposals comprise a planning application for a new detached residential dwelling to the south of 45 The Ridings, East Preston, together with the formation of a new access drive.

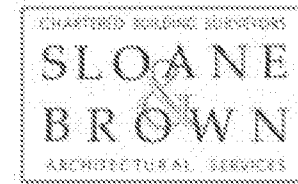


The site – looking west



The site – looking east

(note that the side of the existing house will be removed – subject to a separate planning application)



THE SITE AND ASSESSMENT OF PHYSICAL CONTEXT

The site is located within a low-density residential area characterised by a wide variety of detached dwelling houses of different forms, scales and appearances. The surrounding properties are mainly relatively large and set within larger than average gardens.

The site is within the defined built up area boundary and is within walking distance of local shops, schools and public transport.

45 The Ridings occupies what would originally have been intended to be two separate plots (45 The Ridings and 47 The Ridings), but the plot at no.47 has not been developed to date. 45 The Ridings currently has a large garden to the south side of the existing house, and this will form the plot for the proposed new dwelling house. A previous extension to the side of 45 The Ridings will be removed to enable the formation of the plot of 47 The Ridings, and the proposed work to 45 The Ridings is the subject of a separate planning application.

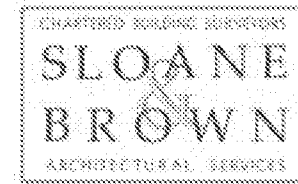
The plot and the surrounding area are generally level and is well screened with mature planting.

THE PROPOSALS INCLUDING DESIGN PRINCIPLES AND CONCEPTS

The proposal is for a new detached dwelling house of an appropriate bulk, scale and external appearance.

There is not a single common architectural theme to existing properties within the surrounding area which can be used as a specific styling cue, but the new property would nevertheless fully respect the height and scale of other properties and would fit appropriately within the street scene. The external appearance would comprise of a palette of traditional materials which would complement the appearance of other existing properties in the area.

The proposals represent the efficient use of a site which is well located for access to local amenities.



AMOUNT OF DEVELOPMENT

The gross internal floor area of the proposed new dwelling house would be as follows:

Ground floor	132.1m ² excluding garage, 152.0m ² including garage
First floor	146.2m ²
Attic	39.8m ²
TOTAL –	318.1m ² (3,424 sq ft) excluding garage, 338m ² (3,638 sq ft) including garage

RELEVANT PLANNING HISTORY

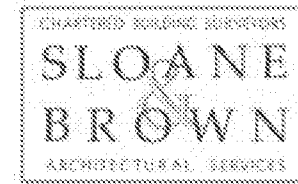
There is extensive planning history for the site, which is briefly as follows:

- *Demolition of existing dwelling and creation of 2no. 4 bed detached houses and 2no. 5 bed detached houses*
EP/129/16/PL

This was a proposal for wider site development but included proposals for a new dwelling on the site that is proposed as part of this planning application. The application was granted planning consent on 4 January 2017. This planning consent has not been implemented and the permission has now lapsed. This previous permission helps to establish the principle of development of the site.

- *Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings)*
EP/111/12/

This was a proposal for wider site development but included proposals for a new dwelling on the site that is proposed as part of the current planning application. The application was granted planning consent on 4 July 2013. This planning consent has not been implemented and the permission has now lapsed. This previous permission helps to establish the principle of development of the site and also the detailed proposals for the new dwelling as the design of the new house that was included at 47 The Ridings was very similar to the design that is now proposed.



Further previous planning consents for the site are as follows:

EP/157/06/	Renewal of unimplemented outline planning permission EP/128/03 for one dwelling house and garage	Approved 19.01.07
EP/128/03/	Renewal of unimplemented outline planning permission EP/80/00 for one dwelling house and garage	Approved 19.12.03
EP/80/00/	Renewal of unimplemented outline planning permission EP/92/97 for one dwelling house and garage	Approved 08.12.00
EP/92/97	Renewal of unimplemented outline planning permission EP/79/94 for one dwelling house and garage	Approved 12.12.97
EP/79/94	Renewal of unimplemented outline planning permission EP/105/91 for one dwelling house and garage	Approved 26.01.95
EP/105/91	Renewal of unimplemented outline planning permission EP/8/89 for one dwelling house and garage	Approved 19.02.92
EP/11/86	Renewal of unimplemented permission EP/36/83	Approved 10.03.86
EP/36/83	O/A – 1 dwelling house and garage	Approved 27.04.83

SCALE

The new property is of an entirely appropriate scale, and the ridge height will be lower than those of the two adjacent properties. The overall bulk, footprint, scale and appearance of the property is very similar to previous proposals for the site which have received planning approval as part of EP/111/12/. However, the following amendments have been introduced:

- The front of the garage has been brought forward slightly and an entrance porch formed – there is no other change to the overall footprint between the current scheme and the previously approved scheme.
- The overall height of the property is now 290mm lower than that shown on the previously approved scheme.
- The internal layout has been reconfigured, and additional windows provided to the side elevations. Windows to the side elevations at first floor level will be glazed with obscured glass.
- The roofspace has been utilised to form an additional room with shower room.
- Large bi-fold doors have been included to the rear elevation.

LAYOUT

The width of the plot will not be disproportionate when compared to other typical plot widths in the area. Existing mature planting to the perimeter of the site would be retained. A new vehicular crossover would be constructed across the existing grass verge, to provide access to a new entrance drive and garage. The positioning of the new property within the site is almost identical to previous proposals which have received planning approval.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

Arun District Council Local Plan

The Arun District Council Local Plan 2011-2031 (July 2018) was adopted on 18 July 2018. The document and the policies contained therein are now a material consideration when determining planning applications.

The following policies are considered relevant to this application, together with demonstration of how the proposals comply with each policy:

Policy	Demonstration of Compliance
SD SP1 – Sustainable Development <i>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.</i>	The site is located in a sustainable location and would not result in any social, economic or environmental harm.

SD SP2 – Built-up Area Boundary <i>Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.</i>	The site is located within the built-up area boundary.
H DM1 – Housing mix <i>The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency (37) design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.</i> <i>The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.</i> <i>The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis.</i> <i>Over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.</i>	The proposals is for a single dwelling only and will be available on the open market.

AH SP2 – Affordable housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35 – 40%

2 bedroom 35 – 40%

3 bedroom 15 – 20%

4+ bedroom 5 – 10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

The site comprises a single residential dwelling only. On this basis, no form of affordable housing is applicable.

<i>Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers. All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.</i>	
D SP1 – Design <i>All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.</i> <i>With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.</i>	The design is entirely appropriate and reflects local distinctiveness in terms of layout, density, character, materials and details.
D DM1 – Aspects of form and design quality <i>When considering any application for development the Council will have regard to the following aspects:</i>	

1. Character <i>Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.</i> 2. Appearance/attractiveness <i>Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.</i> 3. Impact <i>Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.</i> 4. Innovation <i>Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.</i> 5. Adaptability <i>Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.</i>	The property sits comfortably on the proposed plot, and reflects the character of the surrounding area. The proposed external materials have been carefully considered, and the property would be of a distinctive but fully appropriate appearance, with careful detailing. The impact on neighbouring properties would be minimal, and there would not be any overshadowing, overlooking or loss of privacy. Off-site construction techniques will be considered for the proposed new dwelling at the detailed design stage. The layout of the property would enable flexible use of some of the ground floor rooms.
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6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the

The boundary between the private land and the adjacent road will be very well defined, and the property would have a good outlook in different directions to assist with crime prevention.

The majority of existing mature tree planting on the site will be retained and has been taken into account when preparing the site layout.

The restrictions of the site impose limitations on how the proposed property can be orientated. However, we would be keen to incorporate environmentally friendly measures wherever possible.

This heading is not relevant to the proposals.

The existing road network will be utilised for access to the property.

overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

The site is a natural plot which has not been developed to date. There is no potential to use focal points or detail within the public realm.

This heading is not relevant to the proposals.

The density of the proposed scheme would reflect the density of the surrounding existing housing.

The scale of the proposed house would be entirely appropriate and would sit comfortably within the street scene.

15. Aspects of form and design quality <i>Development should also comply with the Arun District Council Design Guide.</i>	The ADC Design Guide is a consultation document only and accordingly currently carries very limited weight in the decision making process. However, general good practice has been adopted when preparing the design proposals for the new residential dwelling.
D DM2 – Internal space standards <i>The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.</i>	The proposals comply with 'Technical housing standards – nationally described space standards' published by the Department of Communities and Local Government.
ECC SP1 – Adapting to climate change <i>The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.</i> <i>In order to achieve this, development must be designed to take account of the following issues:</i> <i>a. Location (in relation to flood risk and vulnerability to coastal erosion);</i> <i>b. Water efficiency;</i> <i>c. Shade, cooling, ventilation, solar gain;</i> <i>d. Connectivity to the green infrastructure network;</i> <i>e. Layout and massing;</i>	The site is in an appropriate location and would not have negative effects relating to climate change. The size of the property and nature of the site imposes a number of restrictions relating to measures which are practically possible. However, the property will comply with Building Regulation requirements relating to thermal efficiency, air tightness and water efficiency. Surface water drainage has been carefully considered and detailed proposals prepared relating to SuDS.

<i>f. Resilience of buildings and building materials to extreme weather events; and</i> <i>g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)</i>	
ECC SP2 – Energy and climate change mitigation <i>All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:</i> <i>a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;</i> <i>b. Use design and layout to promote energy efficiency; and</i> <i>c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.</i> <i>All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.</i> <i>Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies.</i> <i>In assessing the achievement of these standards the Council will consider:</i> <i>Site constraints;</i> <i>Technical viability;</i>	The size of the property and nature of the site imposes a number of restrictions relating to energy efficiency measures which are practically possible. However, the property will comply with Building Regulation requirements relating to thermal efficiency, air tightness and water efficiency. The proposal is not defined as a 'major development'.

<i>Financial viability; and</i> <i>Delivery of additional benefits.</i>	
ENV SP1 – Natural Environment <i>Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.</i>	The majority of existing mature planting on the site will be retained. Accordingly, species and habitats contained within this planting should not be adversely affected by the proposals.
ENV DM4 – Protection of trees <i>Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:</i> <i>a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or</i> <i>b. Would enhance the survival and growth prospects of other protected trees;</i> <i>c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.</i>	The majority of existing trees on the site will be retained, and details relating to these have been included as part of the application. Some planting to the frontage will need to be removed to enable the formation of a new vehicular and pedestrian access.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

W DM2 – Flood risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.*
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.*
- c. The sustainability benefits to the wider community are clearly identified.*
- d. The scheme identifies adaptation and mitigation measures.*
- e. Appropriate flood warning and evacuation plans are in place; and*
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.*

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from

The site is not defined as being within a flood risk area as defined by the Environment Agency.

Detailed proposals have been prepared for surface water drainage and have been included as part of the planning application.

<i>development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.</i>	
W DM3 – Sustainable Urban Drainage Systems <i>To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:</i> <i>Green roofs</i> <i>Permeable driveways and parking</i> <i>Soakaways</i> <i>Water harvesting and storage features including water butts.</i> <i>Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:</i> <i>Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.</i> <i>Effectively manage water (including its quality)</i> <i>Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and</i> <i>Provide amenity for local residents (ensuring a safe environment)</i>	Detailed proposals have been prepared for surface water drainage and have been included as part of the planning application.

- e. Retain the existing drainage network of the site and the wider area,*
 - f. Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.*
- In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:*
- f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.*
 - g. Undertake up to six months groundwater monitoring within the winter period.*
 - h. Undertake winter percolation testing in accordance with BRE365.*
 - i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.*
 - j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.*

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF makes it clear that saved local plan policies should only be afforded weight relative to their degree of conformity with the NPPF.

Chapter 2 establishes that the purpose of the planning system is to contribute to the achievement of sustainable development and establishes the fact that there is a presumption in favour of sustainable development.

Chapter 5 encourages the sufficient supply of new homes and mentions that small sites can make an important contribution to meeting the housing requirement of an area.

Chapter 11 addresses the requirement to make effective use of land in meeting the need for homes (and other uses), and supports the use of under-utilised land. It also refers to the desirability of maintaining an area's prevailing character and setting.

Chapter 12 deals with achieving well-designed places and focusses on good design.

Chapter 14 examines ways of meeting the challenge of climate change, flooding and coastal change.

Chapter 15 addresses conserving and enhancing the natural environment.

East Preston Village Design Statement

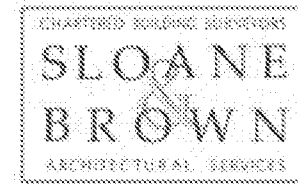
The Village Design Statement was endorsed as a material planning consideration by Arun District Council at its Full Council meeting on 9 January 2008. There are a number of general design guidelines, and these are:

- **Sea Level** – surface water drainage has been carefully considered as part of the proposals, and permeable surfacing materials have been specified.
- **Roads** – a new vehicular and pedestrian access will be formed through the existing verge, and some planting will need to be removed to form this. The entrance drive will be as narrow as possible and the majority of existing mature planting will be retained.
- **Parking** – an integrated garage has been included within the proposals in addition to an area for off-street parking. The proposals would not result in an increase in on-road parking.
- **Density** – the density of the proposed development would complement that of the surrounding area.
- **Height** – the overall height would be lower than that of the two adjacent premises, and would also be lower than previously approved proposals. The new dwelling would not be overbearing and would not result in overshadowing.
- **Design** – the new dwelling would be entirely compatible with the style and appearance of other houses within the vicinity, but would not replicate the appearance of any particular existing building.
- **Materials** – the palette of external materials would harmonise with those of the nearby area and would not contrast with them.

The site falls within Character Area One, which is broadly defined by mainly two-storey detached houses on relatively large plots.

The general guidelines which are especially important to consider within this area have been addressed as follows:

- **Verges** – the existing grass verge will be largely kept intact except for forming the new entrance drive through it. This new entrance drive would be kept as narrow as possible to minimise the disruption to the existing verge.
- **Parking** – a new integral garage would be formed for parking, and this would be in addition to off-street parking to the front of the garage.
- **Density** – the proposals would follow the general density of housing in the surrounding area. The overall plot containing 45 The Ridings was always intended to be split into two plots, and this can be evidenced by the fact that there is currently no property with the address of 47 The Ridings. The new property would be set within generously proportioned gardens.



- **Harmony** – the bulk, scale and appearance of the new property would be complementary to the existing properties in the nearby area.
- **Impact** – The form of the new building would not be un-neighbourly and would not result in any overlooking or overshadowing. An attic room has been included which makes use of the space that would be available within the roofspace, and has not resulted in a disproportionately high roofline.

Arun District Design Guide Supplementary Planning Document Consultation Draft

This document is a consultation document only and accordingly currently carries very limited weight in the decision making process. However, general good practice has been adopted when preparing the design proposals for the new residential dwelling.

The design solution is set out in a statement below. To summarise this, we have adopted a suitable and sensitive approach.

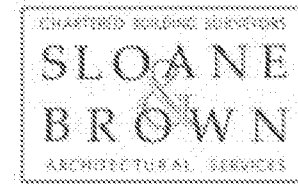
DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposals. The bulk, scale and appearance of the proposed new residential dwelling would be entirely appropriate. Details of the proposed design solutions are as follows:

Landscaping and Planting

Existing mature planting would be retained wherever possible and helps to provide good screening to the front (west) and side (south) elevations. No new planting is specifically included within the proposals. The new driveway would be surfaced in a permeable material.



Appearance

The proposed external appearance would complement other existing nearby dwellings. New windows and external doors would be powder coated aluminium double glazed units in a colour to be agreed. The ground floor would have facing brickwork, and the first floor would be vertical tile hanging and painted render. The roof tiles would be plain clay tiles with bonnet hips.

ACCESS

General access within the site shall be entirely within the constraints of the existing site. A new vehicular and pedestrian access will be formed across the existing verge from The Ridings to provide entirely independent access to the new property.

BIN STATEMENT

There would be plentiful space within the plot to store refuse containers for both household and recyclable waste in a manner that is both accessible and compatible with the visual amenities of the area.



SUMMARY

An entirely sympathetic and appropriate design approach has been taken with the planning application for a new detached residential dwelling. The proposal would be of an appropriate scale, bulk and appearance, would comply with relevant planning policies, would not be unneighbourly, and would not damage the wider setting.

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