Smith Simmons Partners
Planning & Architecture

PLANNING DESIGN & ACCESS STATEMENT

7 MIDDLETON ROAD FELPHAM PO22 6BL

OCTOBER 2020

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1.0 INTRODUCTION

1.1 This Planning, Design & Access Statement has been prepared on behalf of our client Mr. E McCarthy. It accompanies a full planning application for the construction of two dwellings and associated works on land at 7 Middleton Road, Felpham, PO22 6BL. This application has been prepared following the previous applications for a single dwelling and pair of semi-detached houses on the site (FP/137/17/PL & FP/203/17/PL) and has been informed by officer feedback on the previous schemes.

1.2 The application site is located within the Built-Up Area of Felpham where new residential development is acceptable in principle providing it accords with other national and local planning policies. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide an additional unit of housing and achieving the aims of sustainable development.

1.3 Plans and information submitted in support of the application comprise the following:

- Drawing no. PL01 - Proposed Plan
- Drawing no. PL02 - Proposed Elevations
- Drawing no. PL03 - Proposed Block Plan
- Drawing no. PL04 - Garden Room & Cycle Stores
- Drawing no. PL05 - Location Plan
- Schedule of Materials & Finishes
- Biodiversity Checklist
- Design & Access Statement
- Planning Statement

2.0 THE SITE & SURROUNDINGS

2.1 The application site is located on the northern side of Middleton Road within the parish of Felpham and within the Built-Up Area Boundary. The area is mainly residential and characterised by a variety of housing types from the linear development of detached two-storey dwellings and chalet bungalows fronting Middleton Road to cul-de-sac developments, of moderate to high density, interspersed with areas of green open space.

Fig 1 - Google Maps aerial view of the site

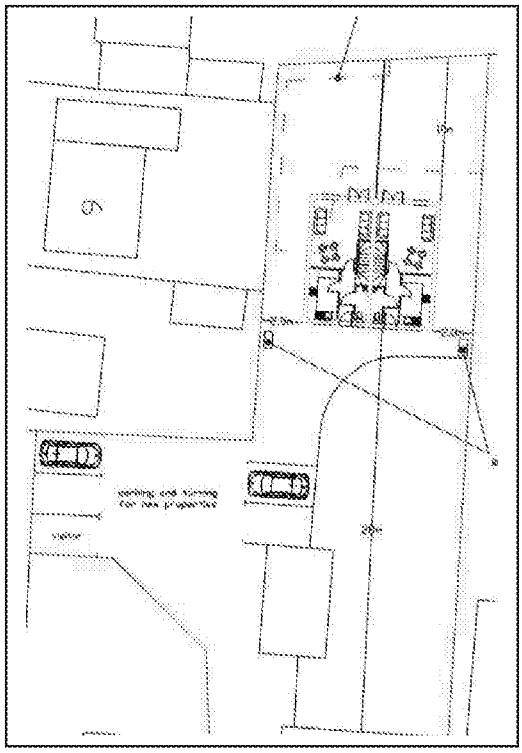
2.2 The application property is situated in a highly sustainable location, close to shops, a public house and various community facilities. The property is located close to schools and other local services and is within walking distance of many of these facilities. Middleton Road also benefits from being on a regular bus route, with services running frequently between Littlehampton & Portsmouth.

2.3 7 Middleton Road is a modest detached bungalow with rooms in the roof, set between larger two-storey dwellings and chalet style properties, situated within a linear pattern of development fronting Middleton Road. The application site is a rectangular plot measuring 0.12 hectares and benefits from a gated vehicular access onto Middleton Road. The property is constructed in painted render under a slate tiled gabled roof and features a large hard standing forward of the dwelling and a driveway that extends to the western site boundary. To the rear garden the hard standing continues, and a large L-shaped flat roofed outbuilding/garage forms the northern site boundary. The area to the rear garden of 7 Middleton Road is the subject of this planning application.

3.0 PLANNING HISTORY OF THE SITE

3.1 Planning application LA Ref: FP/203/17/PL was submitted to Arun District Council in August 2017 for the demolition of outbuildings & erection of 1 no. dwelling to the rear of 7 Middleton Road following the withdrawal of LA Ref: FP/137/17/PL.

3.2 LA Ref: FP/137/17/PL sought the erection of a pair of semi-detached houses on land to the rear of 7 Middleton Road and was withdrawn following advice from the case officer. Extracts from the site plan and proposed front elevations are included below, along with a summary of the case officer comments.



- Did not meet internal space standards
- Did not comply with external space standards
- Tree impact
- Lack of privacy to proposed rear garden

Fig 2 - Withdrawn application site plan and front elevation

3.3 Planning application LA Ref: FP/203/17/PL was submitted for a single dwelling on land to the rear of 7 Middleton Road and approved conditionally on 13th December 2017. Extracts of the approved site plan and front elevation are included over.

Fig 3 - Approved scheme site plan and front elevation

3.4 There is a current planning application under consideration for the addition of 2 no. dormer windows to the front elevation of 7 Middleton Road. This application does not impact on the proposals for development within the rear of the site.

3.5 The revised planning application now submitted for a pair of semi-detached houses occupies an almost identical footprint to that of the previously approved single dwelling. Plot 1 would occupy a footprint of 78 square metres (including the garden room) and Plot 2 a footprint of 59 square metres. This is comparable to the overall footprint of the approved single dwelling including garage at 136 square metres. The pair of houses would have a gross internal area of 103.5 square metres, comprising 51sqm at ground floor and 52.5sqm at first floor level. This exceeds the minimum standards identified within the Nationally Described Space Standards for 3 bedroomed dwellings.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

4.1 The site is located within the Built-Up Area Boundary of Felpham. Planning permission has established the principle of back-land development in this location following the approval of planning permission LA Ref: FP/203/17/PL. The proposals have utilised the footprint of the approved large single dwelling and make more efficient use of the site with a well-considered scheme for two houses. The scheme would make a positive contribution to housing supply where the Local Planning Authority can currently only show approx. 2.9 years housing land supply.

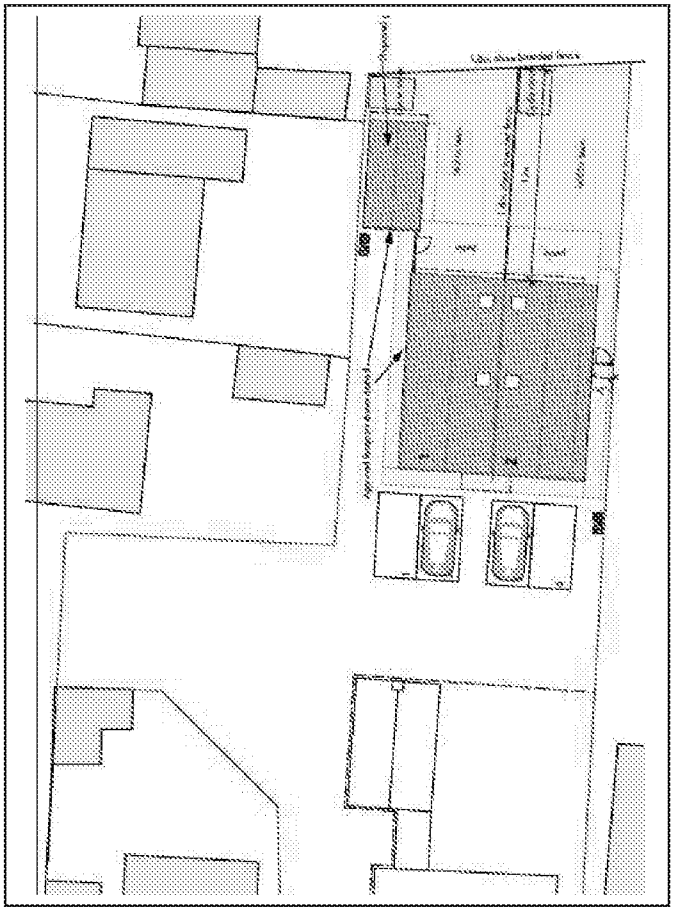


Fig 4 - Extract site plan as proposed

Design Principles and Appearance

4.2 The architectural approach for the pair of semi-detached houses focuses on a traditional design approach and materials palette which is reflective of houses in the local area. The materials proposed offer a more contemporary finish with artificial slate to the roofs, fibre cement cladding at first floor level and painted render at ground floor level. The bulk and massing of the development is reduced with lowered eaves and the roof height remains under that of the approved single dwelling.

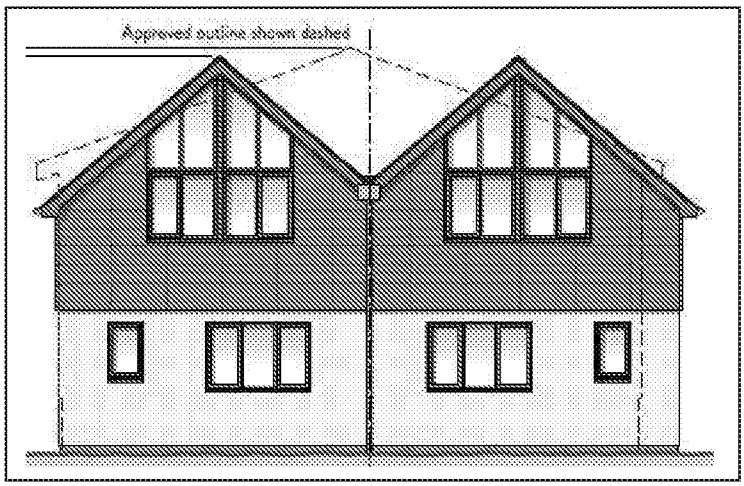


Fig 5 - Proposed south elevation

Layout

4.3 The layout of the proposed dwellings has been thoroughly considered in terms of the separation distances to neighbouring dwellings and the placement of fenestration; in order to protect the amenities of neighbouring residential occupiers. There are no first-floor windows proposed to the side elevations of the properties in order to prevent overlooking. Further, the back to back relationship between 7 Middleton Road and the proposed pair of semi-detached houses is approx. 22 metres, in excess of the 17-19.5 metre 'interface distance' set out by the Council's Design Guide.

4.4 The location of the pair of semi-detached houses to the rear of the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. Private garden depths to both properties are approximately 12 metres, with 7 Middleton Road retaining a good-sized rear garden. Parking is proposed at two spaces per dwelling with significant space to allow parking for

7 Middleton Road forward of the dwelling.

4.5 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

4.6 The proposal is for a pair of semi-detached 3-bed dwellings on land to the rear of 7 Middleton Road. The scale of the development is responsive to the site's surroundings and makes more efficient use of the site following the grant of planning permission LA Ref: FP/203/17/PL. As previously discussed in Section 3 of this report the 2 no. dwellings proposed would occupy an almost identical footprint to the approved single dwelling and as such would not increase built form to the site.

4.7 It is considered that the altered scheme for a pair of semi-detached houses has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties. The proposals would provide an appropriate scale of development consistent with the surrounding form of residential development locally to provide a small but much needed contribution to housing supply within the district, without resulting in harm to the character of the area.

Amount and Use

4.8 The proposed development comprises two additional houses on a site measuring 0.12 hectares. The scheme comprises a well-balanced layout and appropriate house design for its location amongst existing residential development. The scheme is based on the form and amount of development previously approved under LA Ref: FP/203/17/PL in order to increase the number of houses on site by an additional one. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.

Access

4.9 The proposals would utilise the existing access arrangement from Middleton Road to the south to serve Plots 1 and 2. This arrangement was considered acceptable under application LA Ref: FP/203/17/PL. Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscaping

4.10 The previous application was considered in terms of protection afforded to a horse chestnut tree, situated just outside of the site to the east. Measures were required as part of the application to show manual excavation zones to Plot 2 in order to secure the trees retention and protection. Whilst this tree was not within the applicant's control it has now been removed and as such there is no requirement to carry over the previously agreed tree protection measures to the current application.

5.0 RELEVANT PLANNING POLICY

The National Planning Policy Framework 2019

5.1 The National Planning Policy Framework (NPPF) was amended in February 2019. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.

5.2 Paragraph 11 confirms that at the heart of the NPPF 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 area out-of-date, granting planning permission unless:
  - the application of policies in this 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.

5.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five-year supply of deliverable sites for housing.

5.4 Paragraph 14 states that in situations where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits where all the following apply:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

5.5 The 2018 Arun Local Plan is out of date in the context of the District Council's 5-year land supply shortfall. This was only 2.9 years as of September 2020. The Felpham Neighbourhood Plan was 'made' in July 2014 and therefore became part of the development plan more than 2 years ago. Therefore, the four tests of paragraph 14 of the NPPF are not met in this instance and the conflict with the Neighbourhood Plan is outweighed by the benefits of the proposed residential development and the tilted balance in favour of this application applies.

5.6 Paragraph 68 of the NPPF states that: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites 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.***

Adopted 2011-2031 Arun Local Plan

5.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are included in Policy H SP1 of the adopted Local Plan. As explained earlier, the application site is located with the Built-Up Area Boundary where new residential development is acceptable in principle.

5.8 Policy SDHP1 follows the principles for sustainable development in the NPPF. It states 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. Policy SDSP2 – 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.

5.9 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy DSP1 deals with design. It states all development proposals must make

efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy DDM2 covers internal space standards.

5.10 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity. Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.

5.11 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

5.12 The Felpham Neighbourhood Plan covers the period 2013-2029. It was 'Made' in July 2014 and is more than two years old. It does not allocate the application site itself for any development. However, the Plan is out of date as it predates the adoption of the 2018 Local Plan and the confirmed strategic allocation for the parish in Policy HSP2c. It is also out of date because of the 5-year land supply shortfall.

5 Year Housing Land Supply

5.13 The December 17th Planning Policy Sub Committee report showed the Council has only a 3.7-year supply. As the application proposal is for a housing development, the presumption in favour of sustainable development (the tilted balance) is therefore engaged for the application. There are no other adverse impacts that significantly and demonstrably outweigh the benefits of the proposal and we deal with this later in this statement.

5.14 Further in term of housing land supply a recent appeal decision APP/C3810/W/19/3236911 on land adjacent to Bonhams and Flints, Hoe Lane, Flansham, PO22 8NP puts further into question the housing land supply position. At paragraph 49 of the Inspector's report states:

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'... I conclude in the main that the appellant's estimate of the extent of the 5YHLS that could be demonstrated was broadly correct, although this should be tempered by including consideration of the 92 dwellings that have subsequently been granted planning permission. This would have the effect of adding approximately 0.1 years supply. This would mean that the Council was able to demonstrate a supply of approximately 2.9 years...'

As such the housing land supply situation is significantly less than the 3.7-year supply stated by the Planning Policy Sub Committee in December 2019.

Conclusions on Policy

5.15 The proposal is on land within the Built-Up Area Boundary as identified on the policy maps within the adopted Arun Local Plan. The application site is located in a sustainable location close to services and amenities and the Local Planning Authority are unable to prove a 5-year housing land supply.

5.16 At the local Parish level, the planning application conflicts with the made Felpham Neighbourhood Plan because it is not an allocated Neighbourhood Plan housing site. However as confirmed by paragraph 14 of the NPPF, the adverse impact of allowing the development in conflict with the Neighbourhood Plan does not significantly and demonstrably outweigh the benefits of the proposal because:

- The Neighbourhood Plan is more than 2 years old
- Arun District has less than a three-year supply of deliverable housing sites, and
- Housing delivery might also fall below at least 45% of that required over the previous three years.
- The Neighbourhood Plan is out of date in any event as it predates the adoption of the 2018 Local Plan and the confirmed strategic allocation for the parish in Policy HSP2c.

5.17 In accordance with Paragraph 11 and footnote 7 of the NPPF the presumption in favour of sustainable development (the tilted balance) is therefore engaged for this application.

5.18 There are no other adverse impacts which would outweigh the benefits of granting planning permission. The application site is located adjacent to sites recently considered acceptable for larger housing developments and as such it is identified as a sustainable location for additional housing on a 'windfall site'. It is not constrained by flood risk, biodiversity or heritage considerations. Whilst it is a

modest development of two dwellings it could make an immediate contribution to housing need in the short term.

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6.0 CONCLUSION

6.1 The proposal would provide a pair of semi-detached dwellings to help meet housing need and make a more effective and efficient use of the appeal site as a 'windfall' development located sustainably within the Built-Up Area Boundary of Felpham.

6.2 Arun District Council cannot demonstrate a 5-year housing land supply and therefore paragraph 11 of the NPPF applies. Windfall housing can provide an important contribution to housing land supply. As a standalone site, the two dwellings can contribute to the 2.9-year land supply immediately and will not suffer the same long lead in times as the large strategic allocations identified and relied upon heavily to provide the necessary levels of housing provision as set out in the adopted local plan.

6.3 The proposals would comply with development management principles in terms of housing density and mix, site layout, design and residential amenity, along with any technical issues. The reasons set out in this statement provide both individual and cumulative weight to the conclusion that there are significant and overwhelming benefits to the appeal proposal and indicate a strong presumption in favour of granting planning permission in this case.