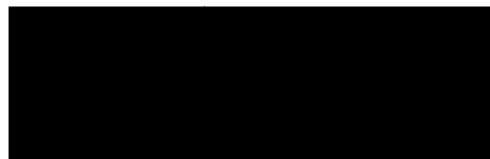


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My Ref. SCL/F/10/A

2nd September 2010.

Dear Sir/Madam,

Design and Access Statement – Subdivision of existing property to create two dwellings with parking at 15, Limmer Lane, Felpham, West Sussex.

Introduction.

This Statement addresses the requirements of DCLG Circular "Guidance on information and validations" March 2010, and in particular Section 6 "Design and Access Statements" and should be read in conjunction with the submitted detailed application.

Enclosed is a cheque to the value of £335 being the required fee.

This Statement provides the District Council, consultees and local residents with a written description of the site and its surroundings as well as a consideration of relevant Government Statements and Local Plan Policies. Furthermore reasons are given as to why the development accords with such Statements and Policies and should therefore be granted.

Assessment of physical context.

The property lies to the east of the village centre and on the north side of Limmer Lane. The main section of the house is two storey and sits at right angles to the highway. The single storey section adjoins and forms the west and north boundary's of the curtilage.

It will be seen from a site visit that for the most part the property is hidden from public view due to the 2.2m. high wall that forms the frontage boundary with Limmer Lane, which for this section has no footpath on its northern side.

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The large mature trees beyond the site to the north are readily visible.

The site is located at the eastern end of the Felpham Conservation Area and has residential development surrounding on all sides including the recently approved two detached dwellings that are yet to be built. The existing access to the flats and houses in Manor Copse would serve as the access to the single storey (rear) dwelling and to the two parking spaces shown on the submitted drawing.

To the west are the properties in Hayley's Gardens and to the east lies No. 17, Limmer Lane and the recently renovated Manor House a Grade 2 listed building and garden.

The front two storey dwelling with parking and turning on site as indicated on the layout plan would as at present utilise the existing access onto Limmer Lane.

Involvement.

Prior to the submission of the application the applicant spoke to the occupiers of the properties adjoining the site and explained the proposal. It is understood that no adverse comments were received.

There has been a positive response to informal discussions with the Highways and Transport section of the West Sussex County Council. Indeed, due to the slight widening of the road together with a slight bend in the alignment of the road, vehicles approaching from the west tend to be hugging the centre line of the carriageway rather than hugging the edge of the road that is co-extensive with the front of the boundary wall. This results in a slither of highway that tends to remain clear of approaching vehicles from the west giving an emerging driver the ability to see to the west without encroaching into the path of an approaching vehicle. Therefore, the introduction of a section of white lining to create a false edge of carriageway on the south side of Limmer Lane would improve highway safety at this point.

Whilst there is no intention to utilise the Limmer Lane access for the single storey dwelling, nevertheless the applicant would be prepared to undertake the white lining in the interests of highway safety and would willingly enter into an Agreement with the County Council to that effect.

Evaluation – Design.

As can be seen from the drawings and the notes thereon, the elevational alterations are kept to a minimum in order to retain the character of the existing building.

Government Guidance.

Planning Policy Statement 1: "Delivering Sustainable Development" and "Planning and Climate Change" Supplement to PPS1.

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Effective protection of the environment is one of the main aims for sustainable development as set out in the Government's 1999 strategy.

The Statement at paragraph 5 recognises that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by making land available for development in line with economic, social and environmental objectives to improve people's quality of life.

With regard to delivering sustainable development, paragraph 27 advises planning authorities on the general approach in that they should seek to:

(viii) "Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek to actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land".

Having regard to the fact that the proposal is solely the subdivision of an existing residential property there would be no change to the character of the area, indeed the alterations proposed are minor in nature both internally and externally as can be seen from the submitted drawings.

In relation to sustainable development and climate change, the applicant will adopt the following practices:

- Fit energy efficient boiler heating systems that will reduce Nitrous Oxide emissions;
- Improve water consumption through efficient plumbing and sanitary ware as opposed to the standard domestic water usage;
- Lay permeable finish to parking/turning areas;
- HCFC emissions will be reduced through the use of zero depleting insulation products;
- Eco labelled white goods will be fitted;
- Energy efficient exterior lights would be provided on PIR Timers;
- Local suppliers and local skills would be used.

It is considered that the proposed sub division of the existing property to provide a further dwelling wholly complies with the above documents.

Planning Policy Statement 3: "Housing".

The PPG under "Strategic housing policy objectives" states that the government's key housing goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

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The Statement makes it clear that good design is fundamental to the development of high quality housing, which contributes to the creation of sustainable, mixed communities.

The PPS recognises under "Achieving high quality housing" that development should be easily accessible and well connected to public transport, is well integrated with and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

From the submitted drawings it can be seen that the proposed development satisfies the above criteria in terms of retaining the existing pleasant appearance of the existing buildings, and moreover is within a sustainable location being within easy walking distance from local shops and other facilities as well as being close to a frequent bus route to the nearby town centre of Bognor Regis.

Saved Policies of The Arun District Local Plan.

Policy GEN 2 "Built up Area Boundary"

The policy acknowledges that development or redevelopment will be permitted within the built-up area boundaries, subject to other policies in the Plan. The purpose of identifying such boundaries is to meet the aim of sustainability by locating development in areas with existing services, infrastructure and facilities.

Felpham lies within the boundary of the built-up area as defined and therefore the principle of the formation of a further dwelling on this site is acceptable.

GEN 7 "The Form of New Development".

Planning permission for development will only be granted where a scheme displays high quality design and layout. Having regard to the fact that the proposal involves the subdivision of an existing residential property with only minor external alterations only the following matters are believed to be relevant:

- *"demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- *does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- *provides for vehicle parking in accordance with Policy GEN 12 and Appendix 2.*

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The policy requires that :

In all cases the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials".

It will be seen from the layout plan and elevations that the alterations internally and externally are of a minor nature and would have no adverse impact whatsoever on the amenities currently enjoyed by the occupiers of neighbouring properties.

There are no windows in the north facing wall of the two storey section of the dwelling and therefore no issues of privacy or overlooking arise. Furthermore, the proposed 1.8m. high boundary wall that forms the new curtilage between the proposed dwellings gives added privacy between them and allows for the creation of satisfactory amenity spaces for each dwelling.

The section of access from Manor Copse through to the site boundary would continue the existing tarmac. From the boundary to the rear dwelling would be rolled shingle with brick pavers laid to the parking spaces.

Policy Area 2. Conservation Areas.

The policy states that *"Planning permission will be granted which preserves or enhances the character or appearance of a Conservation Area or its setting"*

The Council has produced Supplementary Planning Guidance entitled "Conservation Areas" against which all proposals for development will be considered.

The Council's aims in Part 1 are as follows:-

- *"Retention of buildings, structures, planting and open spaces which contribute to the special character and appearance of each Conservation Area;*
- *Protection of Conservation Areas from inappropriate and damaging development;*
- *Where new development is appropriate, to encourage design of the highest standard and which respects the character of the Conservation Area;*
- *Identification of opportunities for preserving and enhancement and a programme of Local Authority initiatives".*

"Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that inter alia:

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- *new buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, and spaces created between buildings; they retain or emphasise the qualities of the townscape or streetscape in the area;*
- *high quality soft and hard landscaping is provided, including the retention of existing trees and important planting”.*

“The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality. The spaces between or about buildings and views are often very important in Conservation Areas and the Council will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, eg. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Council will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged”.

It will be seen from the submitted plans that the works proposed to undertake the subdivision are in themselves “permitted development” including the erection of the brick wall dividing the curtilage. The latter is not out of keeping with the character of the area as attractive walls are a particular feature of the locality, including the street scene.

In essence therefore it is only the subdivision of the existing large house to create a further residential unit that requires planning permission and given that the building already exists there can be no adverse affect on the character and appearance of the conservation area.

Access.

The site has good vehicular communications with the local main highway network and the proposed occupiers can walk to the local shops to the west and other local facilities and services are nearby.

The Highways and Transport section of the County Council have confirmed that the proposed subdivision would be acceptable in terms of highway safety and capacity.

Access to the dwellings will take into account the requirements of the Building Regulations as well as the Disability Discrimination Act 1995, to ensure that all persons whether they be living within or visiting the properties can move through the place regardless of age or disability.

Cycle parking for each dwelling would be accommodated in a secure cycle store 2m. by 1m.

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Bin storage.

The existing property already caters for recycling and refuse storage and the rear proposed property would make provision for a 240 litre recycling bin and a 140 litre refuse bin sited adjoining the parking area. These would then be wheeled to the entrance at the common gravel drive, where they can be emptied into the lorry using the previously approved turning head.

Conclusions.

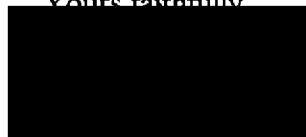
The drawings accompanying the application indicate that the external appearance of the building will remain virtually as existing with replacement sliding sash Georgian style windows and a new stable door to replace the existing sealed door. Other minor works are as noted on the submitted drawings.

The proposal would provide for a further family dwelling in a location that is sustainable and in a manner that would have no adverse impact on the amenities of adjoining occupiers. It is submitted that the provision of a two bedroom family house is consistent with the Ministerial Statement of the 9th June this year that gives encouragement to family housing.

In the event that the application is formally considered by the Planning Committee, I would be pleased if you would ensure that the contents of this Statement, albeit summarised, are incorporated into the Report.

Should you require any further information then please let me know.

Yours faithfully,



David Harris.