

W H A L E B A C K

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Arun District Council Planning Services
Arun Civic Centre
Maltravers Road
Littlehampton
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05 October 2020
Ref: W2058

Dear Planning

**Application for a new single storey dwelling:
79 Limmer Lane, Felpham, Bognor Regis, PO22 7LF**

Whaleback Ltd. is instructed by the applicant to prepare and submit an application for the construction of a single-storey dwelling on the site of the garage to 79 Limmer Lane.

The proposed development site is on Summerley Lane and is not needed for parking associated with 79 Limmer Lane. It is in an inconvenient location for either parking or garden use and lends itself to sensitive redevelopment of a similar single-storey type that is already found within Summerley Lane.

79 Limmer Lane is a detached dwelling within the built-up area boundary of Bognor Regis. It has an L-shaped garden located to the rear that extends northwards before turning to the west to meet Summerley Lane. A detached single-storey garage with dual-pitched roof fronts onto this road, positioned between the two-storey properties of 49 and 51 Summerley Lane.



Existing garage as viewed from Summerley Lane

The surrounding area is characterised predominantly by two-storey dwellings with clay-tiled roofing and either brown stock brickwork or white rendered external walls. A number of single-storey houses are interspersed amongst the two-storey dwellings.

34 Summerley Lane, on the opposite side of the road, is a similar type of site and has been regarded as a design precedent for the proposal.



34 Summerley Lane

Proposed Development

The proposed development is for the construction of a single-storey dwelling following the demolition of the detached garage.

The proposed dwelling would be a two-bedroomed, detached bungalow with clay-tiled hipped roof, white rendered walls and timber fenestration. The building would have a height of 5.6m, with an eaves height of 2.5m, a width of 6.6m and a depth of 13.5m.

The proposed building maintains the established building line when viewed with respect to 51 Summerley Lane to the south.

The proposed internal layout comprises:

- Two bedrooms
- One bathroom
- One kitchen
- Open plan living / dining room

A bin store, cycle parking and two off-street parking spaces would be accessible via Summerley Lane.

Planning Appraisal

Principle of Development

The application site is located within the settlement boundary of Bognor Regis, thereby the presumption in favour of sustainable development as set out in the NPPF applies. The thrust of national and local planning policy is to direct development towards existing towns and settlements, to promote a sustainable lifestyle for future occupants and to reduce dependency on the car.

Policy SD SP2 of the Arun Local Plan 2018 states that development should be focused within Built Up Area Boundaries and will be permitted if in accordance with other policies within the Local Plan.

The proposed development represents an efficient and effective redevelopment of brownfield land within the Built-Up Area Boundary resulting in a gain of one new dwelling which is supported by local and national policy.

The dwellings would also contribute to the District's overall housing supply. The site is well located in close proximity to local amenities, shops and transport networks that would allow for a healthy and sustainable lifestyle for future occupants.

For the reasons outlined above, development of the site is acceptable in principle, subject to other material planning considerations as set out below.

Design, Appearance and Access

Policy D SPI of the Arun Local Plan states that 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.

The proposed dwelling is of a high-quality design and appearance that is characteristic of the surrounding area and makes an efficient use of land through the replacement of an existing garage.

Bungalows along Summerley Lane can be found situated interspersed between two-storey houses.



Bungalows along Summerley Lane to the north of the application site.

The proposal's western elevation maintains the building line when viewed in relation to 51 Summerley Lane and would be in keeping with the urban grain of the area.

The development would result in a building similar of scale and type to bungalows in the surrounding area and would appear of appropriate scale in relation to the neighbouring garage at 51 Summerley Lane.

The considered use of appropriate external materials ensures that the local vernacular is also reflected in the proposals. The use of clay roofing tiles and white render is similar to many of bungalows within the surrounding area. The bungalow will be accessed to the eastern elevation via a gravel pathway leading from Summerley Lane.

For the reasons given above, the development accords with Policy D SPI of the Arun Local Plan.

Standard of Accommodation

Policy D DM2 of the Arun Local Plan requires that internal spaces should be of an appropriate size to meet the requirements of future occupants, using nationally described space standards as guidance.

Internally, the bungalow measures 77.4m² in total. The bedrooms measure as follows:

- Bedroom 1 - 15.6m²
- Bedroom 2 - 9.46m²

The development exceeds nationally described space standards. Bedroom 1 has more than enough room for double occupancy and bedroom 2 has ample space for single occupancy.

The proposal represents a high standard of living accommodation that would offer spacious rooms with ample circulation space. Each habitable room will be naturally lit and fenestration sizes will provide ample levels of daylight.

The dining / living room opens out onto a patio area and garden beyond this, ensuring a good level of outside amenity space for future occupants to enjoy.

For the reasons given above, the development accords with Policy D DM2 of the Arun Local Plan.

Neighbouring Amenity

Policy QE SPI of the Arun Local Plan requires that all development does not have a significantly negative impact upon residential amenity and contributes positively to the quality of the environment.

The single-storey nature of the proposal would mean that neighbours will not be impacted by overlooking, a sense of enclosure or by a loss of daylight.

The existing garage on the site is in use and the proposal will have a similar level of activity as currently is the case. The proposal is for a residential use and would generate a level of activity in keeping with the wider residential area.

The proposal therefore accords with Policy QE SPI of the Arun Local Plan by avoiding a significant negative impact on neighbouring amenity.

Transport Impacts

The Arun Parking Supplementary Planning Document (adopted in January 2020) indicates that a residential development of this type would be expected to provide two vehicular parking spaces and one cycle space.

The proposed building would provide a total of two off-street car parking spaces and three cycle spaces on the existing hardstanding to the front of the site. On-street parking is also available along Summerley Lane.

The development would therefore be in accordance with current parking standards.

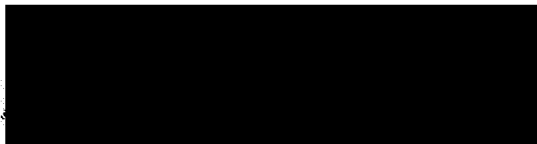
Biodiversity and Landscaping

The proposed drawings provide an indicative landscaping scheme within the garden to contribute positively to the quality of the surrounding environment.

Conclusion

The proposal represents sustainable development in compliance with national and local planning policy. The Local Planning Authority is therefore respectfully asked to grant planning permission without delay. I trust that the enclosed application and supporting evidence is adequate for the validation and determination of the application but please do advise if you require any additional information.

Yours sincerely,

A large black rectangular box redacting the signature of Richard Dollamore.

Richard Dollamore
Director
WHALEBACK LTD