

Regent Property Holdings Ltd

56 The Drive, Bognor Regis, West Sussex, PO21 4DT



Planning Statement for 10 South Road, Felpham, West Sussex.

Background:

This planning application has been designed to take into account the objections raised by the planning inspector dated 2018 in respect of a similar planning application on the same site.

The inspector raised no objection to the property being developed, nor on the principle of back land development, nor in respect of design, nor massing.

The inspector did however object solely on the fact that the driveway created a narrow entrance to the new dwelling which was out of keeping with the wide verdant surrounding property. Consequently the inspector determined that the scheme had a detrimental affect on the character of the locality.

The scheme:

The proposal is for the demolition of one 4 bedroom chalet bungalow and the erection of a new build 4 bedroom chalet bungalow for the long term residents to enjoy during their retirement.

1. Access:

The access to the new chalet is from South Road. Highways have confirmed the access is non contentious and complies with Highway legislation.

In particular the access has good pedestrian and vehicular visibility and the road is wide enough . Importantly the access is wide enough to enjoy wide verdant grass lawns, a boulevard of trees and high, dense, evergreen screening on both sides. It will undoubtedly be well spaced and well screened from the neighbouring properties. This was a particular concerns for the inspector and we submit that this concern has now been entirely resolved. Indeed the new proposal actually creates a wider, more spacious frontage to South Road by virtue of the existing chalet being demolished.

The existing chalet occupies almost the entire width of the plot and has a driveway and turning areas to the side and front providing very little screening to neighbouring property. This proposal must surely be an improvement to the sense of verdant space which the inspector so appreciated.

There can presumably be no objection to the proposed access and therefore the inspector's reasons for refusal have now been resolved.

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2. Type of dwelling:

The design is for a chalet. South road comprises approximately 50% substantial 2 storey houses occupying almost the entire width of their plots. The other properties are chalets and a few bungalows.

The principle of a chalet, which benefits from 3 first floor bedrooms and a ground floor bedroom with easy access bathroom, is that it can accommodate a broad range of occupants from a large family through to an elderly or infirm occupant who cannot use the stairs. Indeed the chalet is designed to enable either young family members or carers to live with the primary occupant. There is a particular shortage of housing for the elderly in Arun so we submit that housing of this nature is in particular demand.

We submit therefore that there can be no objections to the principle of a chalet bungalow in this location, which is entirely in keeping and in great demand.

3. Landscaping and boundary treatments:

The landscaping is a very important part of this application. The block plan provides for 3m of dense evergreen hedges and trees all around the site. Such landscaping would comprise semi-mature evergreens such Photinia Red Robins spaced every 3m with a height of 3m. These will grow to 4-5m within 5 years. The Photinias can be under-planted with evergreens such as Viburnum at 2m in height placed between each Photinia. Again these will reach 4-5m within 5 years. The landscaping can be conditioned to be planted before occupation and maintained in perpetuity.

The consequence of the landscaping is that the new chalet will be completely obscured from any reasonable position outside the site within 2-3 seasons of occupation. Only the top of the roof will be visible in the first year.

The driveway, which was the only major concern of the appeal inspector, is now spacious, verdant, well-screened and densely planted.

Importantly the boundaries of the driveway will be planted with evergreens, but in addition along each side of the driveway a boulevard of well-spaced trees and bushes can be planted creating a beautiful entrance drive and complete privacy and protection from neighbouring properties.

The existing Leylandii hedging, the unattractive wire fences and the overgrown bushes along the western boundary of the site will be removed and will be re-planted as above. This can again be conditioned if necessary.

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We submit that there can be no valid objection to the landscaping nor boundary treatments. Indeed the sense of space and character will be improved; the existing poor quality planting will be replaced by good quality, size appropriate evergreens, correctly spaced.

4. Architectural detailing:

The proposed chalet has been architect designed and includes architectural details and dressings such as brick coining and brick detailing around windows, clay roof tiles with bonnet hips and balanced elevations. Such high quality detailing goes far beyond what is normally required and therefore makes a positive contribution to the area (in so far as it can be seen).

We submit that there can be no objection to the detailing.

5. Siting, height bulk and massing:

The ridge heights of the chalet have been kept to a minimum. The roof is sloped away from adjoining gardens. The roof has been designed so that the narrowest ends are closest to adjoining gardens. These elements minimise any impact on neighbouring properties.

The footprint is sited in excess of 3m from adjoining gardens allowing substantial 3m deep and 3m high green buffers to surround the whole site (see landscaping and boundary treatment above).

The combined affect is that only the very top of the attractive clay tiled ridge will be visible, from some limited locations. This is normal within the urban area. Indeed from any position in any of the adjoining gardens, other rooflines can be seen. Further, beyond the site to the west is a very substantial 2 storey school building so the existing outlook from gardens in South Road towards the west is of a 2 storey municipal building.

The broadest elevation of the chalet looks southwards down its own garden and is therefore a substantial distance from any neighbouring property.

It should be noted that the end of the site where the chalet is proposed to be built has historically contained 3 structures on it. First there is an established use for a 20m by 10m pool cover which has been on the site for over 10 years (having only been removed recently) and can therefore be rebuilt without planning permission. Secondly there is a shed, and third a greenhouse. The build footprint is circa 225sqm. It should be noted that the pool cover is on an artificially raised part of the site so it stood some 4.5m from ground level at its peak. Its bulk and massing is not dissimilar to the proposed chalet which would be sited approximately 1m lower than the raised pool

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area, surrounded by vegetation and with its largest elevations farther away from any neighbouring garden.

Owing to the existence of established use for these structures, there can be little valid objection to the principle of a new structure on the land.

6. Fenestration:

Windows have been carefully designed to avoid overlooking into adjoining properties. Firstly, the building footprint has been sited away from neighbours (as stated above). Secondly, the building is surrounded by new planting. Thirdly, the nearest elevations to the neighbours contain no fenestration. Fourthly, the only fenestration at first floor is sited in the farthest roof slopes from the adjoining property. Indeed there are only 2 dormer windows that face adjoining gardens. One is the top of the stairway, so we submit that it is irrelevant. The other is the second window to the master bedroom and is circa 10m from the end of the neighbouring garden. It should be noted that the viewing angle from dormer windows is comparatively restricted compared with the viewing angle from normal windows.

Any perceived overlooking should be taken in context of the urban setting. Furthermore the existing chalet bungalow on the site contains windows that are larger and closer to the neighbouring properties, so the proposal undoubtedly reduces the number and size of windows facing the neighbouring properties.

We submit there can be no objection to the location nor design of the fenestration.

7. Access and turning:

The existing house enjoys an access from South Road, therefore the proposed access position would have no new material impact on South Road.

The existing house enjoys a driveway and garage sited hard up against the boundary of 9 South Road. The new driveway is sited much farther away from 9 South Road and allows space for substantive planting. The proposal therefore improves privacy to 9 South Road.

The proposed driveway is also at least 6m from 11 South Road and has 2 tiers of vegetation between it and 11 South Road.

8. Garage and turning areas:

The proposed chalet will have an electric garage door (which can be conditioned) leading to a garage. This encourages its usage. The majority of car-starting and door opening and shutting will hence take place inside a garage, and reduce any audible

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disturbance to adjoining property such as normally arises as a consequence of door shutting, manoeuvring and engine starting. To further reduce engine noise it is planned to incorporate an electric car charger to encourage sustainable and quieter modes of transport.

There is parking and turning for several cars to meet with standards, albeit it is proposed that the number of vehicular movements will be minimal for the reasons given here, namely: easy pedestrian access to amenities and public transport, an on-site easily accessible electric car charger, and buggy, scooter and bike storage.

To minimise the requirements for occupiers to use their vehicles for shopping the driveway has been designed with a lay-by for delivery vehicles to park in, and there will be a small air conditioned shed with a entry code for deliveries to be left in. This will ensure no larger vehicles nor deliveries (including post or shopping) will need to drive to the back of the site. The position of the lay-by is no farther back on the site (to the west) than the existing garage, so any perceived disturbance is not worse than the present position.

Importantly, the whole of the parking and turning areas are to be treated the same as the entire site: namely, surrounded by close-boarded fencing with dense evergreen planting at 3m in height.

Furthermore, the proposed parking and turning areas are sited a very significant distance from adjoining dwellings; the existing parking and turning arrangements are far closer to the neighbouring residences.

We submit that there can be no valid objection to the access and parking/turning area. Indeed, in the case of 9 South Road, the proposal will improve the current position.

9. Sustainability:

The proposal meets many criteria for sustainability as follows:

- a. the chalet is close to the local school, leisure centre, golf course, church, beach and sailing club. The foot path directly to the side of the site leads to all of these amenities within a short level walk (or cycle). For trips farther afield, the foot path connects to the local cycle network and there is a bus stop very close by serving Bognor, Chichester etc.
- b. the chalet is designed with a dry, secure and easily accessible garage in which numerous bicycles for the family and visitors may be kept, together with scooters, prams or indeed mobility scooters, catering for every eventuality. A charger for an electric car and mobility scooter will be installed. This should encourage sustainable transport and reduce the requirement of the car. This will of course reduce any perceived impact on neighbouring properties. The

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- decision makers' attention is drawn to car-free housing schemes now being planned and built throughout the country.
- c. compost: the property will be designed with a substantial composting bin installed in the garden, close to the rear of the garage, so it is easily accessible from the kitchen and utility areas whilst the user stays under cover. This will minimise organic waste and therefore trips to the tip and refuse collections. In addition the compost can be used in the garden to further minimise gardening purchases.
 - d. recycling: the chalet has a designated bin store for both recycling and normal waste to once again minimise bin collections and trips to the tip, and encourage recycling. The bin store is conveniently placed close to the garage and service areas of the dwelling. The wheelie bins can be dragged down the drive and collected from the lay-by, so that the refuse vehicles do not need to enter the site.
 - e. heat exchange pumps: the chalet will be designed to the latest standards of efficiency and this will include a highly effective air source heat pump (possibly 2). These are particularly efficient in chalets which benefit from warm roof eaves, and the heat can be circulated around the house.
 - f. high insulation: the chalet will benefit from the latest insulation standards.
 - g. employment: the construction of the dwelling will employ a significant number of tradespeople in the local area (and specifically the principle contractors and tradespeople are all from Felpham itself). The contractors also source their materials from local suppliers. The demolition of the old inefficient house and the construction of the new highly efficient and sustainable chalet will therefore inject around £400,000 into the economy of Felpham. The valuable new property will contribute to rates, and the large chalet and garden will likely employ a regular local gardener and a regular local cleaner.

For all of the reasons stated above, we submit that the proposal complies with the NPPF principle of development in the built up area, assists with the increasing demand in Arun for houses suitable for the elderly and/or multi-generational family units, while being entirely sustainable. This can be achieved whilst also having a positive impact on the neighbourhood by increasing the sense of space and greenery in South Road and improving the overall character of the area.

Adrian Burrows
March 2019.