

7 AMBLESIDE CLOSE, FELPHAM, PO22 8NG

Erect three-bed detached dwelling

PLANNING STATEMENT

April 2022

Version: 1

Version control	Name	Date
Report author:	Steve Tapscott BA (Hons) MA MRTPI	29/04/22
Checked by:	Brett Spiller BA BTP MRTPI MCIWM	29/04/22

1. Introduction

- 1.1 This statement has been prepared on behalf of Randmere Ltd (the applicant) and is submitted in support of a planning application to '*erect three-bed detached dwelling*' at 7 Ambleside Close, Felpham, PO22 8NG (the site).
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.
- 1.3 The application comprises:
- Plans courtesy of Spase Design, including:
 - Location and Block Plan ref. PL-1594-200 at scale 1:1250 / 1:500 @A3
 - Proposed Plans and Site Plan ref. PL-1594-201B at scale 'as shown' @A1
 - Proposed Elevations ref. PL-1594-202B at scale 1:50 @A1
- 1.4 The application is accompanied by:
- CIL form 1.

2. The application site and surrounds

- 2.1 The application site measures circa 0.04ha in size and is located on a corner plot within an established suburban cul-de-sac in the settlement boundary of Felpham. The existing parent dwelling, No. 7 Ambleside Close, is a semidetached, two-storey property set back from the road with a pedestrian pathway to the existing front door. A driveway extending to a pair of double gates leading to the rear garden is used as a driveway and for parking. This is demonstrated in figure 1.



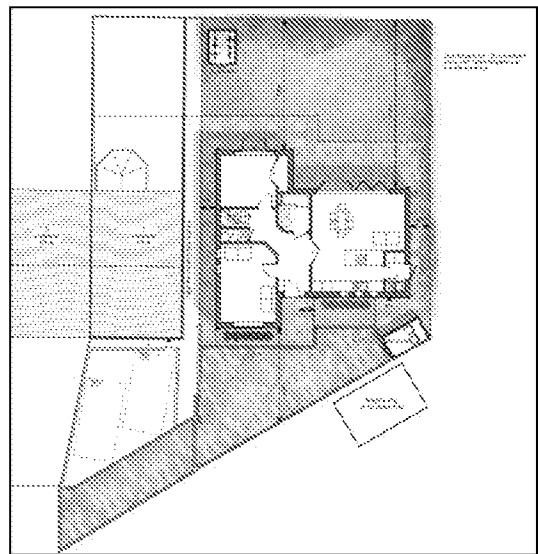
Figure 1: existing frontage onto Ambleside close (courtesy of Google street view)

- 2.2 The cul-de-sac appears to be of 1970s construction and features a mixture of detached and semidetached dwellings, predominantly two storeys in height, albeit there is a neighbouring semidetached chalet bungalow at Nos. 8 and 9 Ambleside Close. Dwellings are constructed in a mixture of brick, render and pebbledash, with concrete tile roofs. The topography is relatively flat.
- 2.3 Plot sizes vary within the local vicinity, with No.7's plot size exceeding those of neighbouring properties in terms of the width and depth. For example, No.7 has an amenity space (inclusive of garage) of circa 479sqm, which far exceeds that of neighbouring property No. 6 Ambleside Close, which has an amenity space of circa 139sqm, demonstrating the range of plot sizes in the immediate area.
- 2.4 Dwellings in the local vicinity are also either built up to their boundaries or are offset from their side boundaries by a small distance. While a high proportion of the surrounding residential area has a relatively uniform appearance, the area is far from homogenous. Notable exceptions include no. 8 Ambleside Close, which has a steeper sloped roof with a lower eaves height and a front and rear gable extension that differs from the area's characteristic dwellings that are two storeys in height, have gable roofs with a broader sloping front roof elevation and higher eaves.
- 2.5 The site is unconstrained by flood risk, heritage or protected trees. The site is located in flood zone 1 meaning that the site has a low probability of flooding and in an area of very low flood risk from surface water.

- 2.6 The site is not covered by any local plan designations relating to townscape or notable open space. The site is located within 0.3 miles of the nearest bus stop which is located on Outerwyke Road with the No.69 bus providing a service from Bognor Regis to North Felpham and Glenwood Estate. It is also located 0.3 miles away from the bus stop Felpham, adj Firs Avenue, which provides services from Wick to Pagham, Elmer to Chichester, Flansham Park to Portsmouth and Littlehampton to Chichester by bus numbers 69, 600 and 700. Bognor Regis train station is c.2.5 miles away, providing access to the wider area, including London Victoria, Barnham, Littlehampton and London Bridge. This demonstrates the site's sustainable location.

3. Relevant planning history

- 3.1 Planning permission was refused under ref. FP/179/20/PL to erect '1 No 3 bedroom chalet bungalow' in November 2020 (see inset site plan excerpt). The Council's concerns related to harm to the character of the local area; perceived overlooking impacts on No. 8 Ambleside Close, the rear gardens of No. 7 Thirlmere Way and 14 Derwent Grove, and overbearing impacts on Nos. 3 and 5 Thirlmere Way; and insufficient information provided to allow consideration of biodiversity impacts.



- 3.2 The applicant disagreed with the Council's decision and appealed. However, it is worth highlighting that the following aspects of the proposal were not in dispute:

- The site is suitable for residential development in principle, being in the built-up area boundary;
- Due to its corner location, the site is described in the case officer's report as a '*larger garden than neighbours*';
- The council cannot currently demonstrate a five-year supply of deliverable housing sites and therefore paragraph 11d of the National Planning Policy Framework is engaged and the policies for determining the proposal are considered to be out of date;
- The proposed development would not give rise to any unacceptable transport impacts, by virtue of access, parking, highway safety;
- The proposed development would not give rise to any unacceptable arboricultural impacts having had due regard to the neighbouring trees; and
- The proposed development would not give rise to any unacceptable flooding and/or drainage issues.

- 3.3 Prior to the submission of the previous application, the applicant wished to engage positively with the Council through its pre-application advice service. The advice received ref. PAA/13/20 was for *'the subdivision of the existing residential plot and creation of 2 new 2 bed semidetached dwellings with associated off road parking'* (see inset site plan excerpt). The advice concluded that the scheme would likely be refused on the grounds that *'the proposal would not provide sufficient external space for future occupiers of the proposed dwelling and also result in a cramped appearance with the domination of on-site parking'*.



- 3.4 In terms of design, the case officer stated that the property should be brought forward on the plot as far as possible to achieve a 10m rear garden for family dwellings. The advice concluded:

'Developments must not result in unacceptably small gardens for either existing or proposed buildings. It is considered your proposal does not comply with this requirement... it might be possible to improve this by reducing the footprint of the proposed dwellings. However, I do not consider that there is any way of achieving appropriately sized rear garden areas and I consider this to be important to maintain character'.

- 3.5 Importantly – particularly in light of one of the reasons the Council ultimately refused planning permission – is the advice that:

'The proposed dwellings are of similar appearance and scale and would be unlikely to cause a significant loss of amenity to other neighbouring dwellings in terms of loss of privacy, daylight or overbearing impact on neighbouring properties...

No fenestration is proposed in the east facing 1st floor of the dwelling on the eastern side of the plot. Windows here would be discouraged or if included should be obscure glazed and fixed shut'.

- 3.6 The appeal was decided in August 2021 under PINS ref. PP/C3810/W/21/3273009, where the inspector considered the main issues to be the effect of the proposed development on

- a) the character and appearance of the area;
- b) the living conditions of neighbouring occupiers with particular regard to overlooking and whether or not the proposal would be overbearing; and
- c) protected species and whether sufficient biodiversity gains have been demonstrated.

- 3.7 The inspector found that the design philosophy was acceptable, but:

'The width of the proposed building relative to its plot would result in it being positioned noticeably closer to the host property and south eastern site boundary than the prevailing pattern of development. This would result in the proposed building appearing very obviously squeezed in, particularly given the front access arrangements and layout. It would also leave the host property with an uncharacteristically small rear garden'.

- 3.8 Having regard to the second issue, the inspector found that no harmful overlooking would occur to habitable rooms in No. 8 Ambleside Close, but the window serving bedroom 2 of the appeal scheme would have extensive views over their garden and to a harmful extent.
- 3.9 No harmful overlooking was identified towards any other neighbouring property, but because of the width of the building, the inspector found it would have been overbearing for 3 and 5 Thirlmere Way.
- 3.10 Having regard to the final issue, the inspector found there was no substantive evidence to demonstrate the proposal would cause harm to protected species or that there would be insufficient biodiversity gains.
- 3.11 The next part of the site's planning history was a resubmitted application, which ran concurrently with the appeal. This involved a narrower dwelling, as per the site plan excerpt in figure 2 below.

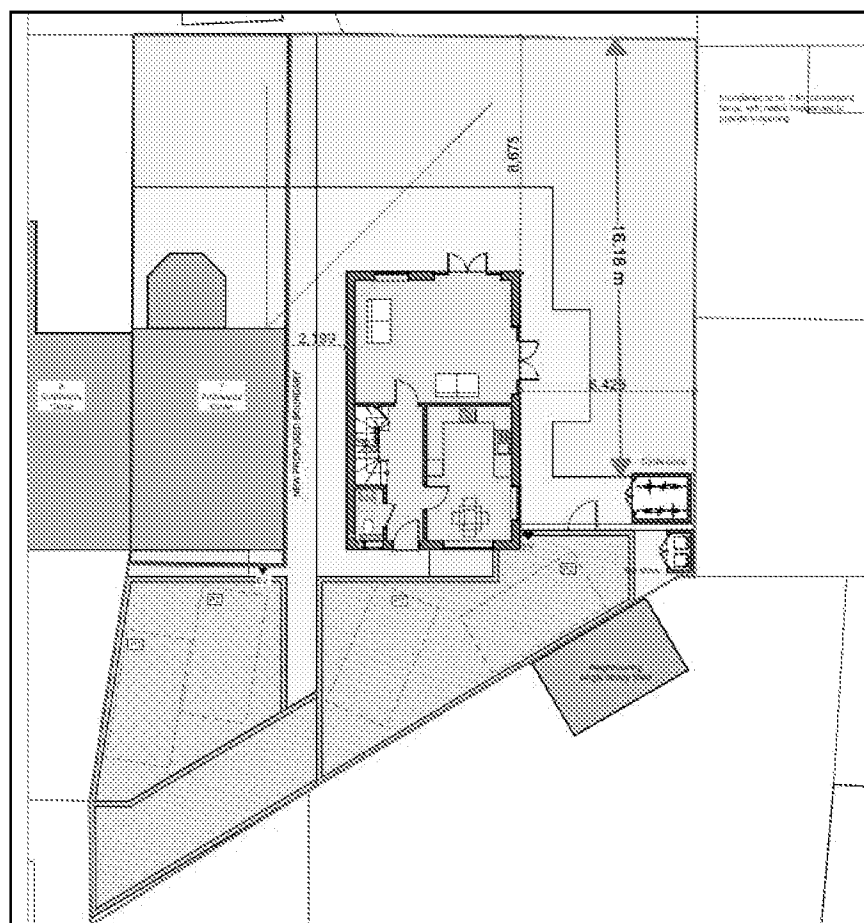


Figure 2: site plan excerpt (courtesy of Cloud 9 Design Studio)

3.12 The application ref. FP/86/21/PL was refused in June 2021 prior to the determination of the appeal. However, it is crucial to note that there were only two reasons for refusal, the first relating to overlooking towards No. 8 Ambleside Close; the second in respect of the reduced garden size for the host property. As such, no objections were raised in terms of previous concerns over site coverage or the relationship with 3 and 5 Thirlmere Way.

3.13 The above planning history has therefore refined the issues significantly. Logic says that a scheme largely reflecting the FP/86/21/PL application should be acceptable, providing:

- a) a larger garden area for No.7 is retained; and
- b) the internal layout of the dwelling is revised to ensure no first-floor habitable room windows would face No.8's garden.

4. The proposed development

4.1 The application proposes to sever the curtilage of No. 7 to create space for a detached, two-storey dwelling. The scheme has evolved through paying particular attention to the site's planning history and how feedback from the appeal process and most recent application have finetuned the relevant issues. In order to overcome those issues, the Council will see that the first-floor accommodation has no habitable room windows facing No.8 to the south. Instead, the only window in this elevation would serve a bathroom and would therefore be obscure glazed. The amenity of bedroom 1 would be safeguarded through a north-facing window as an alternative. An excerpt of the proposed first-floor plan is provided in figure 3 below.

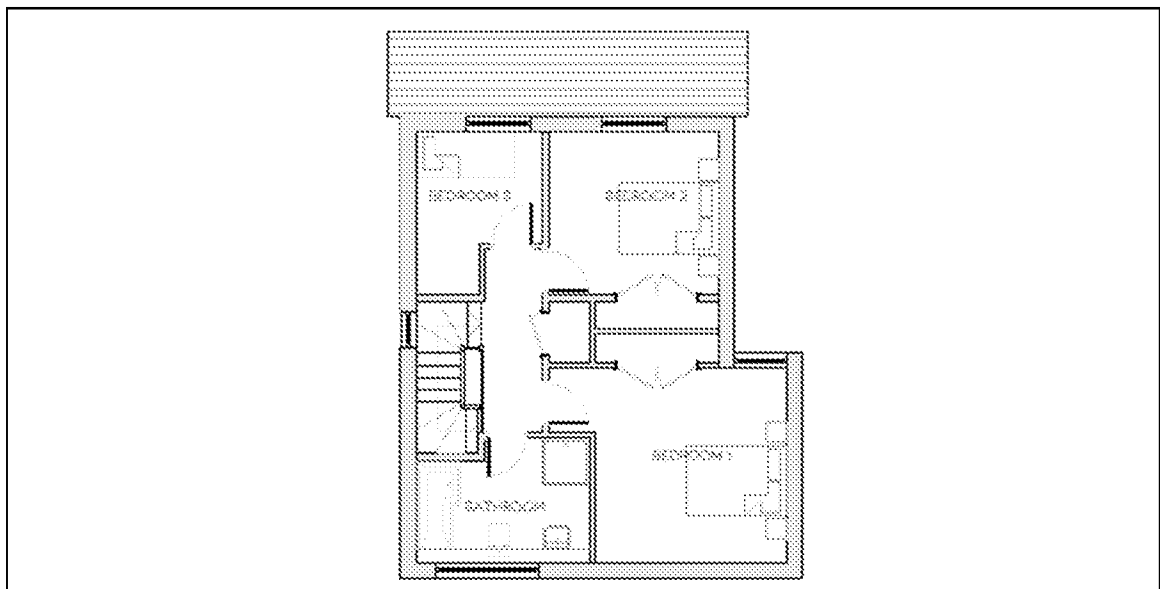


Figure 3: first-floor plan excerpt

4.2 The second key change to overcome the LPA and inspector's concerns is the subdivision of the plot, which now allows for a more generous garden space for No.7, without impacting upon the amenity space for the new property. The excerpt of the proposed site plan in figure 4 and 5 below helps to demonstrate this.

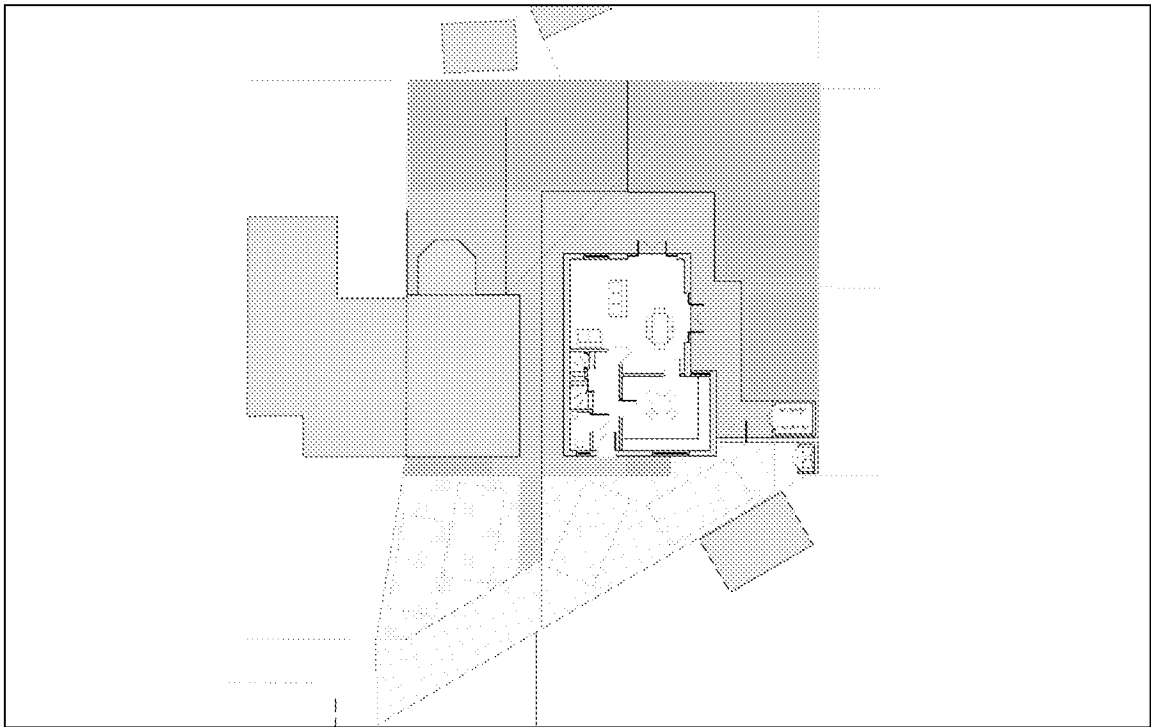


Figure 4: Site plan excerpt



Figure 2: Extract of the Location Plan

5. Relevant planning policy

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:
- *'approving development proposals that accord with the development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the 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 the Framework taken as a whole'.*
- 5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*
- 5.4 Paragraph 38 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'.*

- 5.5 The NPPF encourages the delivery of a wide choice of high-quality homes and widening the opportunity for home ownership and the creation of sustainable, inclusive and mixed communities (chapter 5). Paragraph 60 of the NPPF supports the Government’s objective of *‘significantly boosting the supply of housing’*, stating that *‘it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’*.
- 5.6 Paragraph 69 promotes the development of small and medium-sized sites, which *‘can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly... 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’*.
- 5.7 Paragraph 105 supports sustainable transport, stating that *‘significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’*.
- 5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Development should take place at appropriate densities and paragraph 125 advises that *‘where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site’*.
- 5.9 Paragraph 126 places great importance of good design, which is a key aspect of sustainable development. Paragraph 130 sets out that decisions should ensure developments:
- *‘Will function well and add to the overall quality of the area;*
 - *Are visually attractive;*
 - *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
 - *Establish or maintain a strong sense of place;*
 - *Optimise the potential of the site; and*
 - *Create places that are safe, inclusive and accessible’.*
- 5.10 Paragraph 134 goes on to state that *‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

5.11 Planning Practice Guidance (PPG) provides further context on design principles¹, confirming that the National Design Guide² sets out the characteristics of well-designed places and demonstrates what good design means in practice. The following sections of the guide are relevant to this application:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

5.12 The picture excerpt below in figure 5 illustrates how the different design principles interact.

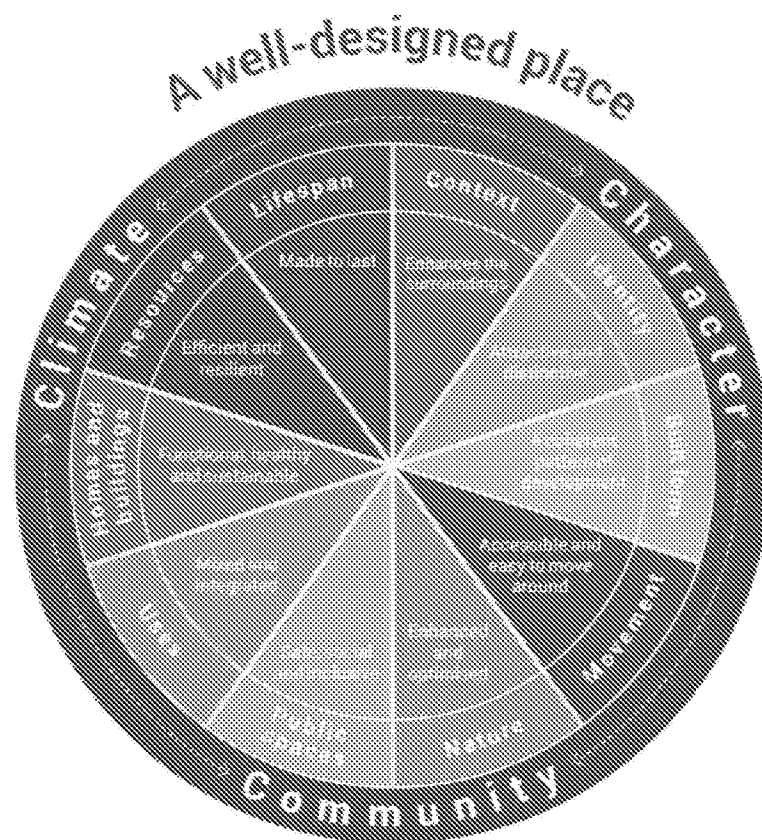


Figure 5: National Design Guide excerpt

¹ Ref ID: 26-001-20191001

² <https://www.gov.uk/government/publications/national-design-guide>

5.13 The guide confirms at paragraph 21 how:

'a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels including:...

- **Layout:** *how routes and blocks of development are arranged and relate to one another... it defines the structure or settlement pattern; the grain; and the broad distribution of different uses and their densities or building heights.*
- **Form:** *the three-dimensional shape and modelling of buildings and the spaces they define, including size and shape; height; bulk (volume); and massing (how the bulk is shaped into a form).*
- **Scale:** *the height, width and length of a building in relation to its surroundings. It relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings.*
- **Appearance:** *the aspects of a building or space within the development which determine the visual impression the building or space makes. This includes the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.*
- **Landscape:** *the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. It includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape in terms of trees, shrubs and other planting.*
- **Materials:** *the scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive.*
- **Detailing:** *the individual components and how they are put together.*

Development Plan

5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan includes:

- The Arun Local Plan 2011-2031 (adopted 2018); and
- Felpham Neighbourhood Plan 2019-2031 (adopted 2021)

Arun Local Plan 2011-2031

- 5.15 The Local Plan set outs the strategic objectives of the Arun Local Plan to be achieved by 2031. Those of relevance to this application include:
- *'To reduce the need to travel and promote sustainable forms of transport*
 - *To plan for climate change; to work in harmony with the environment to conserve natural resources and increase biodiversity; and*
 - *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities'.*
- 5.16 Policy SD SP1 (Sustainable Development), in line with paragraph 11 of the NPPF, states that *'when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. 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)'.*
- 5.17 Policy SD SP1a (Strategic Approach) aims to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services. The spatial strategy for Arun District to 2031 is to provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure.
- 5.18 In line with policy SD SP2, development should be focused within the 'Built Up Area Boundaries'. The application site is within the built-up area.
- 5.19 In accordance with policy LAN DM1 (Protection of Landscape Character), the historic character and development pattern of settlements within the district should be respected, taking into account their distinct identity and setting.
- 5.20 Policy H SP1 (The Housing Requirement) has regard to the housing need of at least 20,000 new homes in the district in the plan period 2011 to 2031. However, as set out below, the most recent monitoring report suggests that the five-year housing land supply rests at just 3.3 years, with an eye-watering shortfall of 3,480 homes to fill. In addition, the 2020 Housing Delivery Test results showed an average delivery over the last three years of just 61%. The presumption in favour of sustainable development is thus truly engaged.
- 5.21 Policy D SP1 (Design) 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. Development proposals should have been derived from a thorough site analysis and context

appraisal, adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, useability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

5.22 Policy D DM1 (Aspects of Form and Design Quality) states that the Council will have regard to:

- *‘Character: making the best possible use of 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, landscaping, and design features.*
- *Appearance/ attractiveness: demonstrating a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.*
- *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.*
- *Innovation: raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.*
- *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 broadly south, with streets having an east west pattern.*
- *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.*
- *Scale: the scale of development should keep within the general confines of the overall character of the locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.*
- *Aspects of form and design quality: the development should comply with the Arun District Council Design Guide’.*

5.23 Policy D DM2 (Internal Space Standards) states that internal spaces must be of an appropriate size to meet the requirements of all occupants and their changing needs.

5.24 Policy ENV DM5 (Development and Biodiversity) requires developments, in the first instance, to seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats. Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid the loss of species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys

shall be carried out at an appropriate time of the year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

- 5.25 Policy QE SP1 (Quality of the Environment) requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District. The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air.

Felpham Neighbourhood Plan

- 5.26 Policy ESD1 (Design of New Development) requires new development to be of high quality and designed to be sympathetic.
- 5.27 Policy ESD9 (Tree Protection) states that *'where it is appropriate and practical development must be designed to incorporate net gains for biodiversity within and around developments and improve linkages with and to existing biodiversity'*.

Community Infrastructure Levy

- 5.28 The site is located within Zone 4 and will attract a rate of CIL of £99.40/sqm (index linked).

SPDs

Arun District Design Guide

- 5.29 The Arun District Design Guide sets out the Council's expectations with regard to the design quality of new development, and for the preservation and enhancement of distinctive character and qualities that can be found within the district.
- 5.30 Section G.03 has regard to layout and plot size. It states that clarity of layout should be achieved through the careful arrangement of buildings and spaces, which should take priority over roads and parking so that highways do not dominate. For the purpose of privacy and to avoid overlooking, the minimum back-to-back dimension should be informed by the 25 degree rule to ensure proper provision of sunlight and daylight. The back-to-side distances between buildings should be informed by the 45 degree rule.
- 5.31 Development should respond to the grain of the existing development in terms of plot and block size and positioning of the building line. It should integrate existing site features including topography, landscape features and building layout. Buildings should be positioned to take advantage of daylight and sunlight, and shelter from prevailing winds.
- 5.32 Section H.01 has regard to welcoming streets and spaces, stating that *'most well-designed places incorporate a good sense of definition and enclosure, enabling places to be experienced as 'contained' and structured'*.

- 5.33 Section H.04 has regard to residential outdoor amenity and external space standards, stating that all development should provide residents with access to outdoor amenity space. Privacy should be ensured by using the 25 degree rule and 45 degree rules in order to minimise overlooking, as outlined above. Amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5m. Other innovative design solutions to smaller private rear gardens may also be acceptable in specific circumstances when justified. Building frontages should generally be set back at least 2m from the plot boundary to mark defensible space. However smaller set backs that demonstrate sufficient design quality may be accepted in specific circumstances, where justified. Separation distances between habitable rooms advises 21m between back-to-back and 14m to the side. However, the guidance goes on to note that these standards are applicable in the majority of cases, but innovative approaches to more compact building layouts may be supported by the LPA where appropriate. The site should also provide external access to rear gardens where needed avoiding long, narrow alleyways.
- 5.34 Section P.01 has regard to infill development (*'Infill developments are schemes located within an existing built-up area'*). Surrounding buildings and spaces must inform appropriate infill design response in order to contribute to a sense of cohesion and unity. New schemes should emulate the established pattern of building height, scale, plot width, boundary treatment and building line along the edge of the plot and continue the rhythm of the street by repeating key elements such as chimneys, porches, windows, doors and walls. Materials and details should be complementary to the surrounding area.
- 5.35 The guidance notes how infill schemes present a valuable opportunity to increase the efficiency of land use in existing urban areas and provide housing. This should not lead to over-development and over-intensification of building plots. Development must also avoid adverse impacts on the privacy, noise pollution and overshadowing of existing or proposed dwellings. Infill development should provide sufficient access to new dwellings and incorporate appropriate car and cycle parking as per the Arun District Parking Standards SPG. Infill developments must aim to strike a balance between the benefits of more efficient and intense use of development land and preserving the character and local amenities of the site's context. Infill development should give consideration to the effects on the existing character and appearance of the streetscape, and how this may be enhanced or preserved. This has regard to building line, building spacing, heights, scale and massing, boundary treatment, materials, architectural image, parking, external space and outlook. The development should follow the established building line, respecting the character, height, form and massing of surrounding buildings. The roofs should match the pitch and orientation of those in the existing street scene. Development should pay close attention to amenity and overlooking issues.
- 5.36 Section S.01, New Homes, states that while homeowners do not have a right to uninterrupted views, nor outlook from their property over neighbouring land, it is expected that proposed development will respect neighbouring amenity and not be overly dominant.

- 5.37 Section J.02 has regard to scale and massing. It states that the appropriate scale for new buildings should be determined by their context, their location within the order of streets, and their function and positioning, and should avoid overshadowing of neighbouring properties.
- 5.38 In order to ensure the privacy of residents, building separation distances between habitable rooms that are 21m or above will not require any additional measures to achieve a reasonable level of privacy. If the building separation distances between habitable rooms are between 16-20m then design initiatives such as offsetting windows and landscape screening should be used. If the building separation distances between habitable rooms is 15m or less multiple design initiatives are likely to be necessary, such as staggered facades, recessed balconies, mature landscaping and louvres on windows.
- 5.39 All development, particularly residential uses, should ensure that amenity space is not compromised by unacceptable noise or overshadowing. Care should be taken to maximise sunlight into habitable rooms and to avoid overshadowing through building orientation and configuration, particularly in higher density areas. Habitable room windows should be at least 14m from the flank wall of the neighbouring property.

Housing land supply

- 5.40 The latest published monitoring data³ shows that the Council cannot demonstrate a five-year supply of deliverable housing, with the current supply being 2.42 years. This represents a very significant undersupply in the order of 5,689 homes and means that paragraph 11 of the NPPF is engaged, which states that *‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*

- i. 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*
- ii. 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’.*

- 5.41 Although the site is covered by a neighbourhood plan area, paragraph 14 of the NPPF makes clear that the presumption in favour still applies if the level of supply dips below three years.

Housing Delivery Test 2021

- 5.42 The results of the most recent Housing Delivery Test show that the LPA has delivered only 65% of its target of homes over the past three years. Regardless of the housing land supply deficit, this on its own would trigger the tilted balance of the presumption in favour of sustainable development.

³ <https://www.arun.gov.uk/download.cfm?doc=docm93iim4n18301.pdf&ver=19745>

6. Consideration of the proposal

6.1 As set out in the review of the site's planning history above, the following factors do not appear to be disputed by the Council:

- The site is suitable for residential development in principle, being in the built-up area boundary;
- Due to its corner location, the site is described in the previous case officer's report as a *'larger garden than neighbours'*;
- The Council cannot currently demonstrate a five-year supply of deliverable housing sites by a very considerable margin and therefore paragraph 11d of the National Planning Policy Framework is engaged and the policies for determining the proposal are considered to be out of date;
- The proposed development would not give rise to any unacceptable transport impacts, by virtue of access, parking or highway safety;
- The proposed development would not give rise to any unacceptable arboricultural impacts having had due regard to the neighbouring trees;
- The proposed development would not give rise to any unacceptable flooding and/or drainage issues;
- There were no objections to the design, scale and site coverage of the most recent application; and
- There are no relevant biodiversity issues with the site.

6.2 The substantive issues relating to this application are thus:

- a) a larger garden area for No.7 is retained; and
- b) the internal layout of the dwelling is revised to ensure no first-floor habitable room windows would face No.8's garden.

Garden area for No.7

6.3 In light of the previous concerns, the garden of No.7 has now been designed to form a 'dog leg' to the rear of the site. This would provide No.7 with a rear garden c.25sqm larger than the refused schemes and it would be highly comparable and commensurate with neighbouring gardens. Furthermore, it would not come at the expense of the amenity space at the new property, which would continue to be generous.

6.4 The LPA and inspector's concerns are thus overcome.

Overlooking towards No. 8's garden

6.5 The scheme has been revised to have no first-floor habitable room windows facing No.8 to the south. The only window in this elevation would serve a bathroom and would therefore be obscure glazed. The amenity of bedroom 1 would be safeguarded through a north-facing

window as an alternative. This would give the bedroom an acceptable outlook, without facilitating harmful overlooking towards properties on Derwent Grove.

6.6 The LPA and inspector's concerns are thus overcome.

7. Conclusion

7.1 This statement has been prepared on behalf of Randmere Ltd and is submitted in support of a planning application to *'erect three-bed detached dwelling'* at 7 Ambleside Close, Felpham, PO22 8NG.

7.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Arun district:

- The proposed design and scale are entirely appropriate and in keeping with local character;
- No harm to townscape character would result from this proposal;
- The design has been carefully conceived to avoid harm to neighbour amenity and ensure that a comfortable relationship subsists;
- No harm to biodiversity would arise and the scheme would lead to biodiversity net gain; and
- The proposed dwelling would make more efficient use of urban land in a highly sustainable location, contributing towards the LPA's substantial deficit in housing land supply.

7.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. The proposal would actively contribute towards the realisation of the following spatial objectives:

- *'To reduce the need to travel and promote sustainable forms of transport;*
- *To plan for climate change;*
- *To work in harmony with the environment to conserve natural resources and increase biodiversity; and*
- *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities'.*

7.4 In accordance with the NPPF, consideration needs to be given as to whether the proposals constitute sustainable development, for which there is a presumption in favour of planning permission being granted. In this case the proposal is sustainable for the following reasons:

- From an economic perspective, the proposals would make a better use of this highly accessible site, with a potential beneficial impact for the local economy.
- From a social perspective, the proposals would provide a high-quality home, which is of an appropriate design and responds well to the character of the area.

- From an environmental perspective, it has clearly been shown that the proposals preserve the character and appearance of the area and would result in no harm to biodiversity.

7.5 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.