

SUPPORTING STATEMENT

PLANNING SUBMISSION FOR THE ERECTION OF A DETACHED REPLACEMENT DWELLING FOLLOWING
THE DEMOLITION OF THE EXISTING DWELLING

AT:

37 Coastal Road
Kingston,
Little Hampton,
East Preston,
BN16 1SJ



2.0 EXISTING SITE

The application site is set on the southern side of Coastal Road, an exclusively residential and private street within East Preston estate, running east west and parallel to the coast. Kingston lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train. Angmering Station is located approximately 2.3km from site and the nearest bus stop is located approximately 1km away.

The immediate surroundings to the north, east and west are predominantly residential development, with the Greensward public green space running along the southern boundary of the Coastal Road properties, adjoining onto Kingston beach. Many of the neighbouring dwellings consist of three storey, large detached properties, many of which are replacement dwellings of modern design, or existing dwellings that have been extended.



Satellite image of the local area

The application site measures approximately 1250m² in area, and is currently occupied by a 4-bedroom, 2-storey pitched roof dwelling with an attached double garage. The existing dwelling sits approximately 9.3m back from its boundary with Coastal Road, with an existing dropped curb entrance onto the front driveway. Parts of the ground floor are single storey; there is a sheltered entrance and porch to the front, and the garage also has a pitched roof at ground floor level. Behind the garage are flat roofed single storey outbuildings, and on the south facing side, there is a first floor terrace above a conservatory style extension looking out to the sea. The house is characterised by its red/brown bricks and roof tiles, white UPVC windows, fascias, soffits and drainage. There is a stone tapered chimney stack on the East elevation, which is out of character with the rest of the building.

The house benefits from a large garden to the south, which has gated access directly onto the Greensward and Kingston beach. The boundary consists of brick walls to the front and sides of the house, and fencing adjacent to the neighbouring garden at no.39 and the access passage to the East, as well as hedging and other planting around the perimeter.



Panoramic view of the application site within its context, Coastal Road



Panoramic view from the application site of the Norther side of Coastal Road



Panoramic view of the application site from the south



Wider Panoramic view of the application site from Kingston Beach

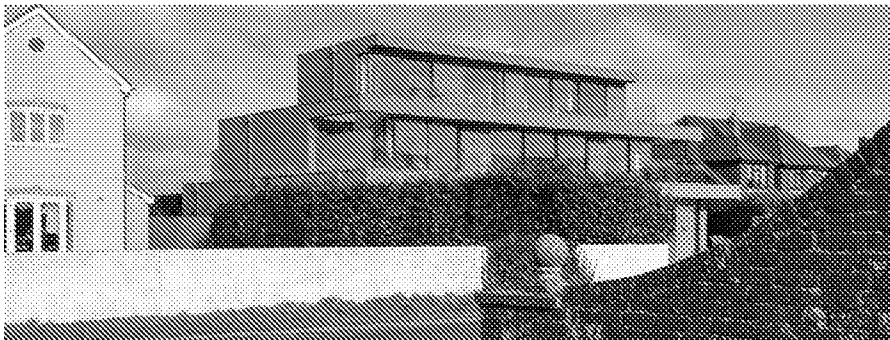
3.0 PLANNING HISTORY

3.1 Application site

Arun Council planning records do not show any recent planning history for the application site of no.37 Coastal Road.

3.2 Local Context

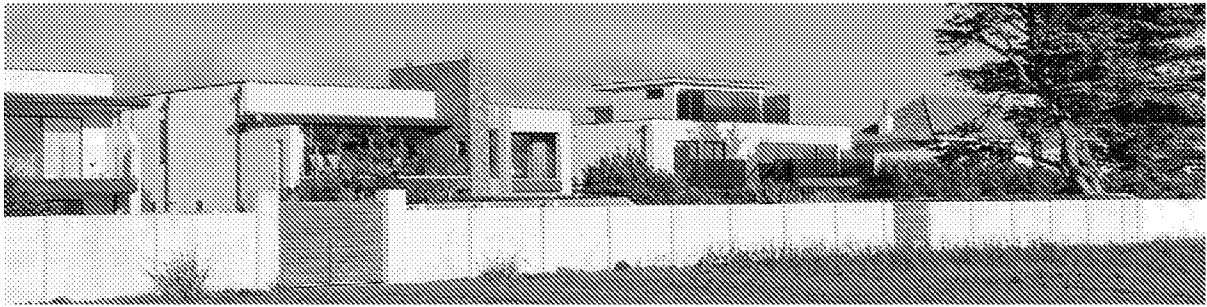
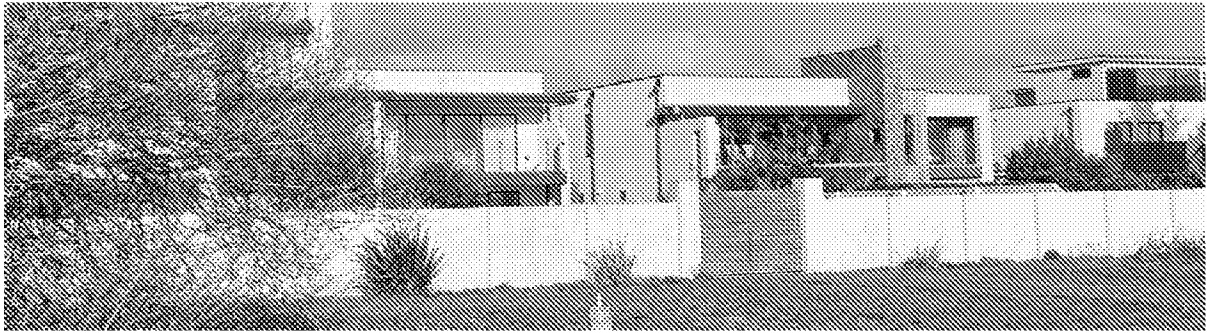
Several properties on Coastal Road have received Planning Permission in recent years for the demolition of the existing dwelling for a larger replacement dwelling, as well as the creation of entirely new dwellings on the adjacent land. The architectural styles of these dwellings tend to be more modern, with rendered external walls, flat roofs and extensive glazing.



14 Coastal Road – Planning Ref: K/29/17/PL

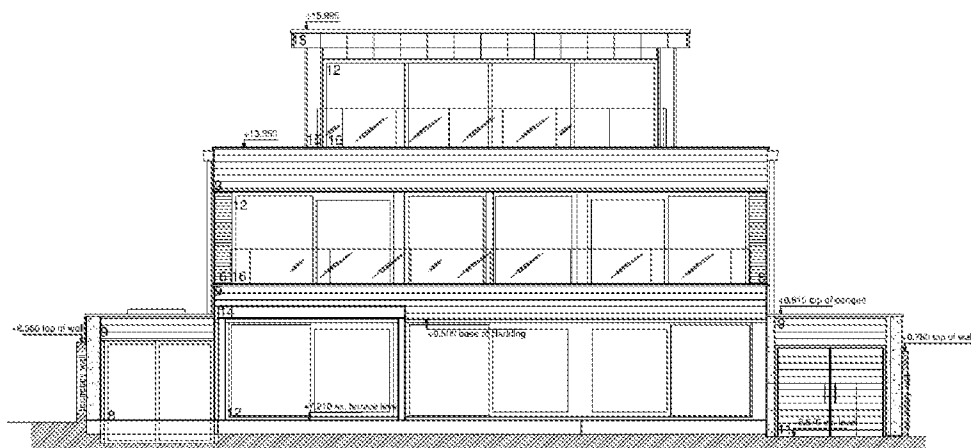


9 Coastal Road – planning refs K/3/17/PL & K/35/15/PL – an additional dwelling was created between no.9 and no.15



67, 69 & 71 Coastal Road - Planning ref: K/12/12/ refers to 69 & 71 Coastal Road
Planning ref: K/22/12/ refers to 67 Coastal Road – 2nd storey extension

In addition to these dwellings on Coastal Road, directly next to the application site, at no. 39 is a flat roofed 60s style house, constructed with pale bricks and white cladding boards, which has received permission for a new 2nd floor storey and terrace following the demolition of the existing water tank.
Ref: K/14/19/HH - Broadbeach



4.0 PROPOSALS

The proposal is to create a new 2storey, 6no bedroom dwelling that enjoys views across the garden and beach beyond. The proposals allow for the demolition and removal of all existing structures on the site and proposes their replacement with a scheme that will provide a sustainable family home for the applicant and their family. The proposal has been designed to reflect the coastal setting and residential context of the house as well as to maximise the potential of the site.

The proposed dwelling is to have a larger ground floor than first floor, reflecting the existing massing on the site and reduce the impact of the scale on the neighbouring dwelling at no.39. The single storey garage on the west side, just as the previous dwelling, utilising the existing dropped curb access, with the plant, boot room and gym located behind it. The interior arrangement allows for the main ground floor living spaces to have level access to the ground floor terrace, including a downstairs bedroom with en-suite, preparing for any future accessibility needs.

The first floor mainly comprises of bedrooms and bathrooms, mainly en-suite, as well as a home office. The south facing bedrooms have access to a covered balcony, and the north facing doors open onto glazed balustrade. In addition, the staircase continues up to the roof terrace, which is accessed via an opening rooflight. The terrace is balustraded with structural glazing on the south side to minimise massing, and solid wall on the north to enhance privacy. Externally, a new swimming pool is proposed, running across the back of the house, with a small pool plant housing on the west boundary.

The proposed position will mean that the house is set behind the line of its immediate neighbours at no.39 and no.35, also reducing the prominence of the house when viewed from Coastal Road and enhancing the privacy of the front bedrooms.

The proposal has been designed specifically to the applicants' requirements for a modern family home that responds to its setting and makes the best use of the site. This includes creating an external façade and site landscaping that helps minimise to impact on the existing street scene and wider setting and complement the variety of styles of the local area.

5.0 MATERIALS & ARCHITECTURAL TREATMENT

The proposal has been designed to be sympathetic to its surroundings and to not disrupt the characteristics of the local area. All materials shall meet with current Building Regulations.

The following external materials are proposed for this dwelling:

External Walls:

Vertical timber cladding at first floor level with Render and stone cladding to the ground floor.

Windows and rooflights:

Aluminium powder coated high performance glazed windows, finished externally in a Dark Grey

Doors:

Entrance Door, insulated timber door with painted finish.

Roof:

Flat roof - single ply membrane with terrace finish over

Rainwater goods:

Rainwater downpipes, chutes and hoppers to be powder coated aluminium finish, or product of similar quality and finish.

Balustrading:

Balustrading to be structural Glazing.



The proposed dwelling as seen from the rear

6.0 ACCESS & ACCESSIBILITY

The proposal includes for the widening of the existing vehicular access, with a new access created on the front boundary to create an in-and-out driveway. The widening of the drive entrance will also provide for improved vehicular and pedestrian visibility splays over the grass verge that is often used as a pavement by pedestrians looking to access the beach via the passageway that runs along the western boundary of the site.

The dwelling will have provision for a covered parking space, with access to Electric Vehicle charging and secure cycle storage within the garage. A further 3 parking spaces are provided on the new permeable surface driveway.

The proposed pedestrian movement around the site and proposed dwelling shall be clear and legible, with access via the ground floor being fully accessible.

7.0 PARKING & REFUSE COLLECTION

As stated in section 6.0 'Access & Accessibility' there are provisions for off road parking for both visitor and resident usage. There will be 1 no. parking spaces within the proposed garage and an additional 3 spaces on the driveway. Easy vehicular manoeuvring will be capable within the proposed driveway provided by the additional dropped curb access.

A proposed bin store area is provided in the garage. It is intended that the refuse and recycling bins will be moved from the property and left for collection at the existing designated space as required.

8.0 IMPACT ON RESIDENTIAL AMENITIES

The proposed development would have no demonstrable change to the amenities of the neighbouring properties as no harm shall be caused in the form of loss of privacy or light to any neighbouring properties.

9.0 LANDSCAPING

The proposal allows for the retention of the majority of existing boundary treatments (with the exception of the proposed vehicular entrance widening on the front boundary), natural screening is to be provided to all boundaries. The existing boundary brick walls are to be rendered white to be more in keeping with the proposed dwelling.

The proposed driveway and footpaths are also to be finished with a permeable surface to allow water to permeate through the surface rather than running off them.

There are no trees on the site that will be impacted by the proposals.

The proposed landscaping has been designed to ensure that the new dwelling has minimal impact on the local setting. Both the external material choices for the dwelling and the proposed landscaping seek to enhance the site and local environment.



Elevated view of the proposed dwelling as seen from the rear

10.0 ENVIRONMENT & SUSTAINABILITY

It is intended that the proposal will be constructed using a closed panel timber frame that will be produced through off-site manufacturing, thus allowing the complete building envelope to be delivered to site and erected in a matter of days. This shall significantly reduce the overall construction period and minimise site traffic and disruption to the surrounding area. It also minimises the impact upon the local natural environment, create less waste and significantly reduce the impact of noise during construction hours.

The proposal will be constructed from materials and components that are environmentally sound, including natural products and building methods that promote good ventilation. The larch wood that is a part of the structural fabric of the building shall be sourced from sustainable forests.

The external fabric of the dwelling will be designed to achieve excellent thermal insulation and breathability, along with exemplary levels of air tightness, with the aim to achieve low fabric U-values and good moisture control in order to minimise reliance on mechanical systems.

The building will meet with all applicable and current Buildings Regulations requirements in relation to energy use and insulation. This will be achieved through the inclusion of the following:

- Highly insulated, timber framed walls, floors, and roofs to achieve low U-values for these elements.
- High performance glazed windows with thermally broken timber & aluminium composite frames
- Insulated external door leafs.
- Solar PV installation
- Space and Water heating provided by an Air source Heat Pump.
- Low air permeability testing results due to comprehensive air tightness detailing.
- Large capacity insulated cylinder with separate solar water storage
- Whole house mechanical ventilation with heat recovery system
- Preparation for Electric car changing point & Battery storage
- Target water consumption of 125 litres per person per day
- Provision of a home user's manual
- A+ Rated White Goods

The overall result will be a modern family home embracing the highest standards of sustainability and energy efficiency in a building.

11.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

At the heart of the National Planning Policy Framework is “a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”, and it also outlines guidance on considering quality design in policy terms.

The proposal considered to represent sustainable development and quality design, with the materials in keeping with the surrounding context, and therefore complies with the NPPF.

In addition, the site does not sit within an area of flood risk, based upon the information provided on the Environment Agency’s website, and therefore meets Section 10 of the framework.



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The Arun Local Plan 2011-2031

The Arun Local Plan 2011-2031 was adopted on 18th of July 2018 and “sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011- 2031, and will be used to guide decisions on planning, development and regeneration activity over this period including many other decisions shaping corporate investment plans and strategies, as well as those from external providers, delivering services and infrastructure to the local community.”

Policy D SP1 outlines the importance of “high quality design, efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials finish, architectural details and nearby inhabitants”.

The Arun Local Plan also guides the council in policy D DM1 to focus on key Aspects of Form and Design quality – most relevant to this application are Character, Appearance, Impact, Innovation, Adaptability, Solar Gain, and Scale.

In reference to these key aspects, the materials and form maintain the character of its neighbouring dwellings, enhancing the street scene without dominating it by building to an appropriate scale relative to the area. The layout of the dwelling is also futureproofed with level access and space for ground level habitation. The proposal maximises its south facing orientation for maximum daylight and solar gain, enhancing the quality of the internal spaces. Furthermore, the proposed modern method of construction is on the cutting edge of technology in terms of sustainability of building as well as in-use energy performance.

Overall, these points have been addressed and satisfied by the proposal, as outlined in this statement and accompanying drawings, and is in line with this key policy.

Kingston Parish Neighbourhood Plan 2014-2029

The Kingston Parish Neighbourhood Plan follows similar guidance to that of the aforementioned policies, but a key policy worth noting is KPNP2 which is supportive of development within the built-up area boundary. As this proposal is located within a built-up residential area, and there is already a dwelling on the site, and also aspects the policies outlining sustainable development and high quality design, it is strongly considered that the proposal meets this policy.

Kingston Parish Design Statement - 2014

In the Kingston Parish Design Statement, Coastal Road is recognised as hosting a wide variety of architectural styles, and that “Coastal Road provides a ribbon of imposing villas, bungalows and chalets”, reinstating the idea that the immediate context of the proposal denotes a character that does not have a restricted definition, and that the style of the proposal is suitable for its location.

12.0 SUMMARY AND CONCLUSIONS

This Planning Application submission aims to outline the principle for the development, and to establish the design as a suitable replacement for the existing dwelling.

The proposed dwelling has been designed to meet the requirements of the applicants and make a positive contribution to the local area, whilst ensuring that a highly sustainable and efficient dwelling is provided on this site.

The proposal aims to reflect a design that is suitable for its environment and with an appropriate use of materials and form. The height, scale and massing reflect aim to create a proposal that is not disproportionate relative to its surrounding context.

In conclusion, the proposal aims to meet the criteria of the relevant local policies and to deliver a replacement dwelling that provides a modern, sustainable, adaptable and energy efficient family home. The proposals will be built to a high quality in terms of both sustainability and architectural treatment and are designed to integrate harmoniously within their setting and provide a positive contribution to the area.