

# **ECE Planning**

## **Planning Statement**

### **Sandy Lodge, East Preston**

**May 2021**



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Project Name: Sandy Lodge, East Preston

Location Sandy Lodge, Gorse Avenue, Kingston Gorse,  
East Preston, BN16 1SF

Client: Mr and Mrs Marr

File Reference: P1745

| Issue | Date       | Author | Checked | Notes          |
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## 1. Introduction

- 1.1. This Planning Statement has been produced on behalf of **Mr and Mrs Marr** in support of their Householder planning application for the proposed residential remodelling and extensions to Sandy Lodge, Gorse Avenue, Kingston Gorse, East Preston, BN16 1SF. The development description for the proposal reads:

*'Extensions and internal and external remodelling of existing dwelling to create a 7no. bedroom dwelling with double garage'.*

- 1.2. The proposals seek to make efficient use of the brownfield site and seek to provide a high-quality family home for the Applicant. It is contended that these improvements to the appearance and architectural quality will positively contribute to the street scene as a whole and sit in conformity to nearby redevelopment applications (as explored in further detail within this Statement).
- 1.3. The Applicant has undertaken pre-application discussions with the Kingston Gorse Estate Committee in the form of a virtual meeting and email correspondence. In summary, following amendments to the proposed materials and design of the dwelling, the Kingston Gorse Estate Committee consider the proposals to be acceptable and have issued an approval letter to that effect dated 13 May 2021. Please see Appendix A for the approval letter.
- 1.4. This Statement will cover relevant planning policy and guidance, considering effects of the proposed redevelopment and relationship with existing neighbouring properties.
- 1.5. This application for Householder planning permission is supported by the following documents and drawings/plans:
- **Application Form and Notices**
  - **CIL Forms**
  - **Suite of Existing and Proposed Architectural Drawings**
  - **Location & Block Plans**
  - **Planning Statement**
  - **Design and Access Statement**

## 2. The Site

- 2.1. The property is located to the south of Gorse Avenue, in a private seaside estate on the coast of Rustington/East Preston. East Preston lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train through Angmering Station, 1.43km from the property. Refer to Figure 1.



**Figure 1 - Site Location Plan (Site Outlined in Red)**

- 2.2. Gorse Avenue's prevailing characteristics is the generous size of plots and the houses built along it, with all the houses on the northern and southern side being particularly large. In terms of appearance, the vicinity comprises of an eclectic mix of architectural designs and materials, as set out in detail in the accompanying Design & Access Statement. The immediacy has been subject to many redevelopment applications which are explored in further detail within Section 3 of this Statement.
- 2.3. The existing dwelling, Sandy Lodge, is a large two storey house of little architectural merit, built around the 1950s. The existing property sits within a substantially sized plot and has a large parking area to the north of the site with a vehicular access point directly on to Gorse Avenue. The large parking area additionally accommodates a garage and front extension. To the south of the site, separating the property from Kingston Beach, is a large garden with hedges along the east and western boundaries, and a shed to the east of the dwelling.
- 2.4. In total, the site area is approximately 0.1065ha.

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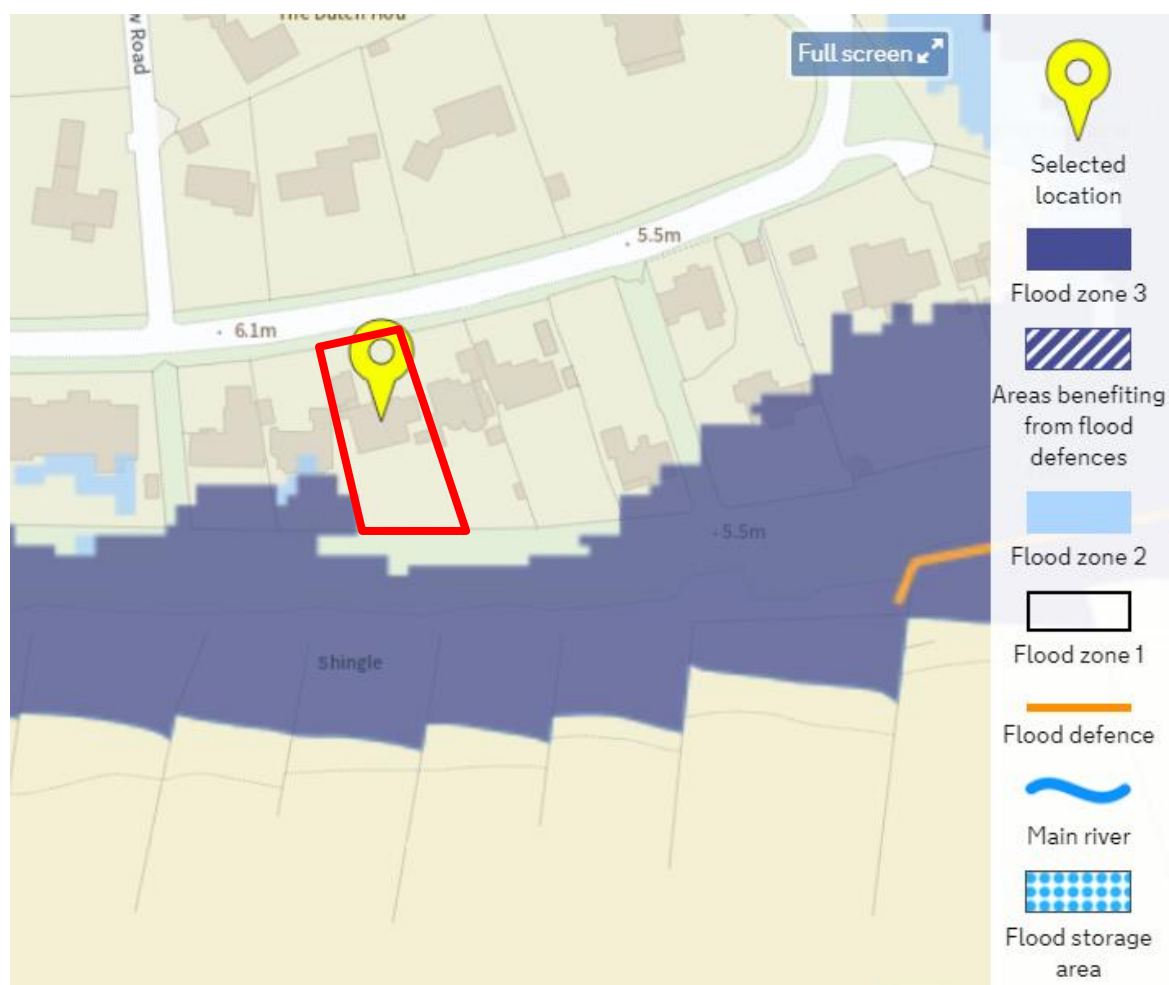
Sandy Lodge - North Elevation



Sandy Lodge - South Elevation

**Figure 2 - Photographs of Existing Dwelling**

- 2.5. Arun District Council's Policy Maps (2011-2031) have been reviewed and reveal that the site is within the Built-Up Area Boundary of East Preston. The maps also reveal that the site is not subject to any landscape or heritage designations.
- 2.6. In terms of flood risk, the Government's Flood Maps for Planning have been consulted and reveals that the site is situated within Flood Zone 1 and therefore the land and property have a low probability of flooding. Refer to Figure 3. The Government's Flood Maps for Planning also reveal that the site has a 'very low' extent of flooding from surface water.



**Figure 3 - Government's Flood Maps for Planning**

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## 3. Planning History

### 3.1. Sandy Lodge Planning History

- 3.1.1. The Council's online portal has been reviewed and reveals the following planning history. The following has been ordered chronologically with the most recent application being first.

#### Pre-Application Discussions

- 3.1.2. As set out previously and briefly within this Statement, the Applicant has undertaken pre-application discussions with the Kingston Gorse Estate Committee (KGEC) in the form of a virtual meeting and email correspondence.
- 3.1.3. The submission to KGEC was made on 30 September 2020. The elevations initially submitted can be seen below.



Figure 4 - Proposed North and West Elevations Originally Submitted to KGEC

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**Figure 5 - Proposed South and East Elevations Originally Submitted to KGEC**

- 3.1.4. Following amendments to the proposed materials and design of the dwelling, the Kingston Gorse Estate Committee considered the current proposals (as set out in detail in Section 4 of this Statement) to be acceptable and have issued an approval letter to that effect. Please see Appendix A for the approval letter.

## Planning Applications

- 3.1.5. As illustrated below, the existing dwelling has been subject to various planning applications to allow for extensions and alterations to the dwelling.
- 3.1.6. **Reference K/16/07. New balcony at rear; variation of detail design and materials from approved scheme K/1/05. Approved 15 June 2007.**
- 3.1.7. **Reference K/1/05. New dining room extension at front, first floor balcony at rear. Approved 16 February 2005.**
- 3.1.8. **Reference K/7/00. Two storey rear extension. Approved 26 April 2000.**
- 3.1.9. **Reference K/8/93. Rear first floor extension. Approved 6 August 1993.**
- 3.1.10. **Reference K/27/87. Provision of lounge extension and balcony over (Amendments to previously approved plans under planning permission K/6/87). Approved 18 January 1988.**
- 3.1.11. **Reference K/6/1987. Lounge and kitchen extension and room in roof. Approved 3 June 1987.**

## 3.2. Other Relevant Planning History

- 3.2.1. As Arun District Council will be aware, there are a significant amount of approved precedent applications within the immediate vicinity of the site, along Gorse Avenue to Coastal Road and Tamarisk Way. The most relevant applications are set out below:

### Gorse Avenue

- 3.2.2. The following applications are considered to be relevant in the determination of this application. Please note that this is not an exhaustive list.

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**3.2.3. Reference K/32/19/PL. Demolition of existing dwelling and erection of 1 x three storey dwelling with swimming pool and associated amenity space and parking. Little Deerswood. Approved 5 March 2020.**

3.2.4. Little Deerswood is located two doors away from Sandy Lodge, to the east. Therefore, due to the close proximity to Sandy Lodge, this application is considered to be relevant in the determination of the proposals. The approved elevations for this application can be seen in the below Figures, illustrating that consent has been achieved for a contemporary, three storey dwelling with double garage and a significant amount of glazing.

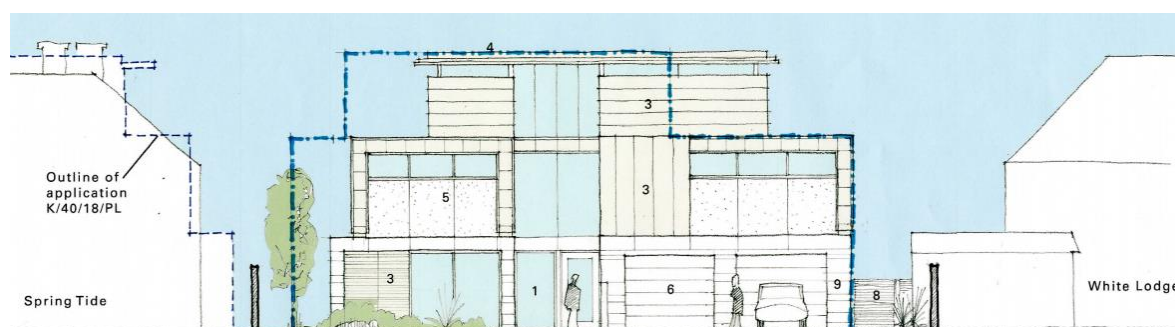


Figure 6 - Approved North Elevation for Application Reference K/32/19/PL

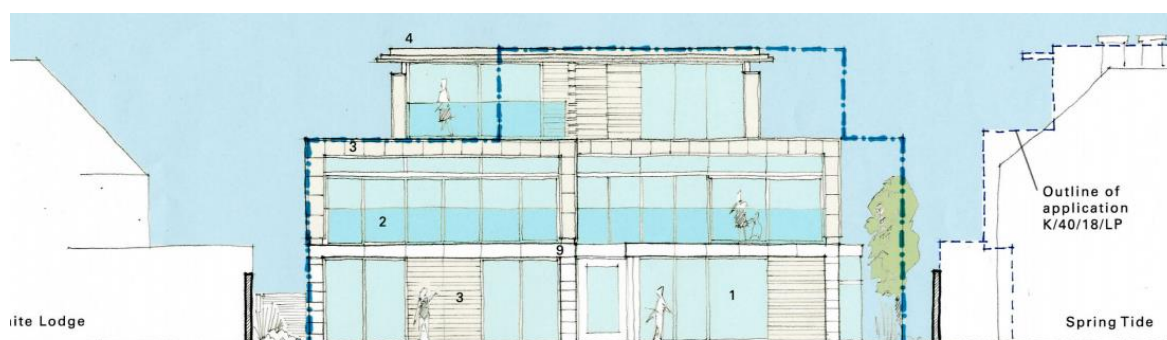


Figure 7 - Approved South Elevation for Application Reference K/32/19/PL

**3.2.5. Reference K/23/19/HH. Ground and first floor extensions, structural roof alterations including the addition of 4no. new dormers, fenestration and external material alterations, erection of new balcony, and other associated external works. Luna View. Approved 13 November 2019.**

3.2.6. The above application received consent for significant extensions and alterations to the existing dwelling, to create a large dwelling with dormer windows. Refer to Figures below. Luna View is situated a few doors away from Sandy Lodge, to the west.



**Figure 8 - Approved Perspective Drawings for Application Reference K/23/PL/HH**

- 3.2.7. Reference K/40/19/PL. Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL). Spring Tide. Approved 13 March 2019.**
- 3.2.8. The above application received consent following original approval under reference K/11/16/PL for a highly contemporary dwelling, as illustrated in the below Figure. Spring Tide is situated to the east of Sandy Lodge, three properties away.



Figure 9 - Approved Visualisation for Application Reference K/40/19/PL

- 3.2.9. **Reference K/17/15/HH. 2 Storey side & rear extensions with balconies, conversion of roof void to create En-suite Bedrooms including the insertion of 3no. new dormers, roof alterations, new Garage outbuilding with ancillary accommodation & link to main house & swimming pool. Russet House. Approved 1 July 2015.**
- 3.2.10. This application received consent for major extensions and alterations to the existing dwelling, as illustrated in the approved elevations below.



Figure 10 - Approved Elevations for Application Reference K/17/15/HH

- 3.2.11. **Reference K/14/14/PL. Demolition of existing dwelling and construction of new 5 bed, two storey dwelling and associated landscaping. Blue Ridge Gorse Avenue. Approved 12 January 2015.**
- 3.2.12. This application was originally refused on 4 July 2014 however a resubmission application was later submitted (under reference K/40/14/PL) and subsequently approved on 12 January 2015. The resubmission largely involved the design to be altered in order for the proposed dwelling to sit in harmony with neighbouring properties.

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**3.2.13. Reference K/4/14/. Demolition of existing house and erection of new two storey dwelling including alterations to existing garage. Dolphins Gorse Avenue. Approved 13 May 2014.**

3.2.14. This application is very relevant to the proposals at Sandy Lodge as the design is contemporary and of a high quality comprising of a single storey extension to the east in order to accommodate an indoor swimming pool. Refer to Figures below.



Figure 11 - Dolphins Gorse Avenue - Model View – K/4/14



Figure 12 - Dolphins Gorse Avenue - Photograph – K/4/14

## Coastal Road

3.2.15. Coastal Road is situated to the west of Gorse Avenue and has also been subject to a variety of redevelopment applications. An example of the applications submitted, and approved, can be seen below. Please note that this is not an exhaustive list.

**3.2.16. Reference K/3/17/PL. Demolition of existing dwelling to create a 3 storey dwelling with double garage (Alternative scheme to application K/16/16/HH which previously sought consent for the remodelling of existing dwelling). Foreshore House, 9 Coastal Road, Kingston. Approved 29 March 2017.**

3.2.17. This application was a resubmission of K/16/16/HH (detailed below) to demolish the existing building instead of remodelling and extending the building. The design did not differ between the application.

**3.2.18. Reference K/16/16/HH. Remodelling of existing dwelling to create a 3 storey dwelling with double garage including elevational changes with additional second storey & single storey front & rear extensions. 9 Coastal Road, Kingston, BN16 1SJ. Approved 17 August 2016.**

3.2.19. As shown in the below Figures, the application received consent for extensions and alterations to the existing building in order to completely remodel the dwelling in to a very contemporary and high architectural quality dwelling.



Figure 13 - Foreshore House - Front (North) Elevation - K/16/16/HH and K/3/17/PL



Figure 14 - Foreshore House - Rear (South) Elevation - K/16/16/HH and K/3/17/PL

- 3.2.20. Reference K/35/15/PL. Demolition of existing double garage & erection of 1 no. dwelling with double garage. Part garden to West of 9 Coastal Road Kingston. Approved 28 January 2016.**
- 3.2.21. As illustrated in the below Figures, this application received consent for a contemporary and high architectural quality dwelling within the grounds of Foreshore House, replacing the existing double garage.



Figure 15 - Part Garden to Foreshore House – Front (North) Elevation - K/35/15/PL



Figure 16 - Part Garden to Foreshore House – Rear (South) Elevation - K/35/15/PL

- 3.2.22. **Reference K/41/14/PL. Demolition of existing 3 bed house and construction of a new 5 bed, 3 storey dwelling. Seadowns 51 Coastal Road. Approved 29 January 2015.**
- 3.2.23. This application is considered to be relevant in relation to the proposals at Sandy Lodge as it received consent for a contemporary, high architectural quality, three storey dwelling. Refer to Figure below.



Figure 17 - Seadowns, 51 Coastal Road - K/4114/PL

- 3.2.24. Reference K/2/14. Single and two storey extensions, alterations and refurbishment to dwelling, alterations to boundary wall. 5 Coastal Road. Approved 10 March 2014.**
- 3.2.25. This application is considered to be relevant as it increased the building's mass and appearance to provide a contemporary, three storey dwelling.
- 3.2.26. Reference K/13/09. Erection of 5 bedroom, 3 storey detached house and detached triple garage. 16 Coastal Road. Approved 2 October 2009.**
- 3.2.27. This application received consent for a large, three storey dwelling which would have had a significant effect on the street due to its extensive build.
- 3.2.28. Reference K/9/02. Extensions and internal and external remodelling. Tye House, 19 Coastal Road. Approved 20 June 2002.**
- 3.2.29. This application sought permission to change the appearance internally and externally, as well as change the mass of the building. This site later submitted another application (under reference K/18/02) to demolish existing Tye House and rebuild new house on same site; this was approved on 30 August 2002.

## Conclusion

- 3.2.30. Due to the quantity and scale of approved applications for either new builds or extensions on Gorse Avenue and neighbouring streets, it is considered that the proposed dwelling would be entirely appropriate for the locality. This is explored in further detail within this Statement and accompanying documents/drawings.

## 4. The Proposal

- 4.1. This application for Householder Planning Permission, seeks extensions and alterations, including external remodelling of the existing dwelling at Sandy Lodge, to create a 7no. bedroom dwelling with double garage. The proposal represents a sustainable approach to the reuse of the existing structure. As a result of the proposal being an extension rather than a demolition and rebuild, there will be a decrease in the movement of goods along the quiet private road of Gorse Avenue and also a faster construction, both of which will result in a decreased disturbance to neighbouring properties.
- 4.2. In addition, the proposals seek to accommodate fast Electric Vehicle charging points within the car parking area for the occupiers to use.
- 4.3. The extensions to the property have been designed sympathetically with regard to the architectural styles of the surrounding properties and in relation to the existing property itself. The accompanying Design and Access Statement and drawings set out the proposals in detail. In summary and as discussed in further detail in Section 6 of this Statement, the extensions and alterations will result in a significant improvement to the visual amenity and materiality of the property, utilising a very high-quality palette which has been agreed with the Kingston Gorse Estate Committee.

## 5. Policy Overview

### 5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan consists of the Arun Local Plan (2018) and the Kingston Parish Neighbourhood Plan (2014-2029). The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and supplementary planning guidance are all material considerations.
- 5.1.3. Although not part of the Development Plan, the Kingston Gorse Estate's Building Application Procedure and Planning Policy document (dated October 2020) has been fully considered in the preparation of these proposals.
- 5.1.4. This section considers how the proposed redevelopment complies with both National and Local Planning Policy.

### 5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 with a revised version published in July 2018, and updated in June 2019. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (**paragraph 11**). There are three dimensions to sustainable development: *social, economic and environmental* which is identified at **paragraph 8**.

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- 5.2.2. **Section 9** of the NPPF is concerned about ‘promoting sustainable transport’ and states at **paragraph 109** that *‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’*. The proposals seek permission for extensions and internal and external remodelling and extensions to an existing dwelling which, once completed, would not result in a significant increase in vehicular movements to and from the site. The residual cumulative impacts on the road network would therefore not be severe and the proposals should therefore not be refused on highway grounds.
- 5.2.3. **Section 11** of the NPPF requires developments to make ‘effective use of land’ and identifies at **paragraph 117** that *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’*. The proposals are considered to make efficient use of the existing dwelling which sits within a substantially sized plot. The extensions and alterations would improve the living conditions for the current occupiers and therefore the proposals are in accordance with Section 11 of the NPPF.
- 5.2.4. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with **Section 12** (Achieving well-designed places) providing the following framework against which to consider design quality. **Paragraph 127** states that *‘planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’*
- 5.2.5. These design related requirements have fully informed the design of the proposed development and it is considered that the proposed extensions/alterations fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form and natural context of the surrounding area.
- 5.2.6. **Paragraph 153** states that *‘in determining planning applications, local planning authorities should expect new development to:*

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- a) *comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

5.2.7. The proposed design offers the chance to improve the efficiency of the building and make it more sustainable by reducing its overall energy consumption and emission of greenhouse gasses. Please refer to the accompanying Design and Access Statement for further information.

5.2.8. **Paragraph 155** is concerned about flood risk and states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'* As previously set out within Section 2 of this Statement, the dwelling and associated land is situated within Flood Zone 1 therefore has a low probability of flooding. It is therefore considered that the proposals are not at risk of flooding.

5.2.9. To conclude the proposed extensions and alterations are considered to be in accordance with the relevant paragraphs from the NPPF.

## 5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and is updated regularly. The NPPG supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed redevelopment is seen to be fully compliant with it.

## 5.4. Strategic Planning Policy – Arun Local Plan (2018)

5.4.1. The Arun Local Plan 2011-2031 was adopted on 18 July 2018 and sets out the vision for the future of Arun and guides development to achieve that vision.

5.4.2. The following policies within the Local Plan are considered to be relevant to the application. These are not all explored in detail, however, it is contended that the proposal is consistent with the aims and objectives of these policies and the more up-to-date policy thrust within the National Planning Policy Framework (NPPF):

- Policy SD SP1 (Sustainable Development);
- Policy SD SP1a (Strategic Approach);
- Policy SD SP2 (Built-up Area Boundary);
- Policy H DM1 (Housing Mix);
- Policy D SP1 (Design);
- Policy D DM1 (Aspects of Form and Design Quality);
- Policy D DM2 (Internal Space Standards);
- Policy D DM4 (Extensions and alterations to existing building (residential and non-residential));
- Policy ECC SP1 (Adapting to climate change);
- Policy ECC SP2 (Energy and climate change mitigation);
- Policy ECC DM1 (Renewable Energy);
- Policy T DM1 (Sustainable Travel and Public Rights of Way);
- Policy ENV SP1 (Natural Environment);
- Policy ENV DM5 (Development and Biodiversity);
- Policy W DM3 (Sustainable Urban Drainage Systems);

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- Policy QE SP1 (Quality of the environment).

5.4.3. To conclude it is considered that the proposals are compliant with those relevant policies from the Arun Local Plan which are explored in further detail in Section 7 of this Statement.

## 5.5. Kingston Parish Neighbourhood Plan 2014-2029

5.5.1. The Kingston Parish Neighbourhood Plan forms part of the Development Plan and is a material consideration in the determination of this application. The relevant policies have been considered below.

5.5.2. **Policy KPNP1** reflects the NPPF and places the presumption in favour of sustainable development and states that *'planning applications which accord with the policies in this Neighbourhood Plan (and with policies elsewhere in the development plan), will be approved without delay, unless material considerations indicate otherwise'*.

5.5.3. **Policy KPNP2** states that *'Development will be permitted within the area defined in map 7(ii) of this plan, as the Built-Up Area Boundary, subject to all other policies in this Neighbourhood Plan.'* Map 7(ii) has been reviewed and reveals that the site is situated within the built-up area boundary.

5.5.4. **Policy KPNP4** is concerned about the natural environment and sets out five bullet points in which developments are expected to comply with. The bullet points have been reviewed against the proposals and it is considered that the proposed development would comply with the relevant points.

5.5.5. **Policy KPNP5** states that *'development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Arun Strategic Flood Risk Assessment (2008) map will not be encouraged and will only be permitted where the criteria has been satisfied'*. As set out in Section 2 of this Statement, the site is situated within Flood Zone 1 and therefore the land and property have a low probability of flooding. The site is therefore not in an area at risk of flooding.

5.5.6. **Policy KPNP7** is concerned about design and development, and sets out a number of bullet points in which developments are expected to comply with. The bullet points have been reviewed against the proposals and it is considered that the proposed development would comply with the relevant points.

5.5.7. **Policy KPNP9** is concerned about Transport Infrastructure in the Parish and states that development will be supported which:

- 'Is not detrimental to the character of the Parish rural roads, or will not unduly increase the volume of traffic using the access roads to Kingston Parish or the surrounding major road network;*
- Will reduce the need to travel by car by identifying opportunities to improve access to public transport routes and community transport services whilst making provision for car use through improvements to the existing road network and the promotion of vehicles which use low-carbon energy by installing charge points, including 'rapid charge' points.*
- Respects and protects the Parish's green infrastructure network and gives priority to pedestrian and cycle movements;*
- Makes provision for off-road parking for all vehicles intending to use the development.'*

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5.5.8. The proposals are considered to comply with KPNP9 and will not have a detrimental impact on the surrounding highway network and makes sufficient provision for off-road parking.

5.5.9. To conclude, the proposals are considered to be in conformity to the relevant policies as set out in the Kingston Parish Neighbourhood Plan.

## **5.6. Supplementary Planning Document – Arun District Design Guide (January 2021)**

5.6.1. Arun District Council formally adopted the Design Guide Supplementary Planning Document (SPD) on 25 January 2021. The Arun District Design Guide has been prepared as part of the Council's commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Arun Local Plan, raising the design standard across the District and setting out Arun District Council's expectations on how the distinctive character and qualities of the District should be respectfully improved and enhanced through development.

5.6.2. The Design Guide has been fully assessed in the preparation of this application and is discussed in detail within the accompanying Design & Access Statement. To conclude, the proposals are considered to provide a dwelling of the highest architectural quality which seeks to raise the design standard in the immediacy.

## **5.7. Supplementary Planning Document – Arun Parking Standards**

5.7.1. Arun District Council adopted a new Parking Standards SPD as a result of West Sussex County Council's new 'Guidance on Parking at New Developments' document (dated January 2020).

5.7.2. The Parking Standards SPD relates to the amount of parking, cycle and electric vehicle charging points expected to be provided within development of differing sizes.

5.7.3. In this regard the SPD has been considered in the preparation of this application and is discussed in detail within Section 6 of this Statement.

## **5.8. Arun Community Infrastructure Levy (CIL)**

5.8.1. Arun District Council (ADC) approved the Arun Community Infrastructure Levy (CIL) Charging Schedule on 15 January 2020 and agreed that it would come into effect on 1 April 2020. This meant that from 1 April, ADC became a CIL Charging Authority and therefore ADC would charge CIL liable developments on a pound (£) per square metre (sqm) basis in accordance with the charges in Table 6.1 of the Arun CIL Charging Schedule.

5.8.2. As set out within the Charging Schedule, CIL is applied to most residential and some commercial buildings that people normally use and where more than 100 square metres of floorspace is created.

5.8.3. The site is identified as within Zone 4 where CIL would be charged at £100 per sqm for residential extensions. The proposed extensions would propose over 100sqm of additional floorspace and therefore would trigger CIL.

5.8.4. In accordance with Regulations 42A and 42B of The Community Infrastructure Levy (Amendment) Regulations 2014 (as amended), the Applicant has submitted CIL Form 9 to obtain an exemption for the residential extension. The relevant criteria has been reviewed and it is confirmed that the Applicant would fully comply.

5.8.5. In this regard, the Applicant would be exempt from paying the CIL charge.

## 6. Planning Appraisal

### 6.1. Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form and Appearance**
- **Access and Parking**
- **Residential Amenity**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

### 6.2. Principle of Development

6.2.1. The proposed development for which this application seeks Householder Planning Permission is located in Gorse Avenue and represents a previously developed site which is within the existing built-up area boundary.

6.2.2. The proposals have full regard for the pillars of sustainability as set out in the National Planning Policy Framework and those provisions of paragraph 11 which state that Arun District Council should consider this application under the presumption in favour of sustainable development that is at the heart of the Framework.

6.2.3. As aforementioned in Section 3, Gorse Avenue and neighbouring roads are evolving in its character with many of the dwellings now displaying architecture of a contemporary design and generally improving existing facilities. There is an opportunity to improve the streetscene further through the redevelopment of the existing dwelling to create a building of the highest architectural quality, as demonstrated by the proposals. Furthermore, the proposals seek to improve living conditions for current and future occupiers by including more facilities to enjoy.

6.2.4. As set out previously within this Statement, pre-application discussions have been carried out with the Kingston Gorse Estate Committee who consider the proposals to be acceptable. Please refer to the approval letter dated 13 May 2021 at Appendix A for further information.

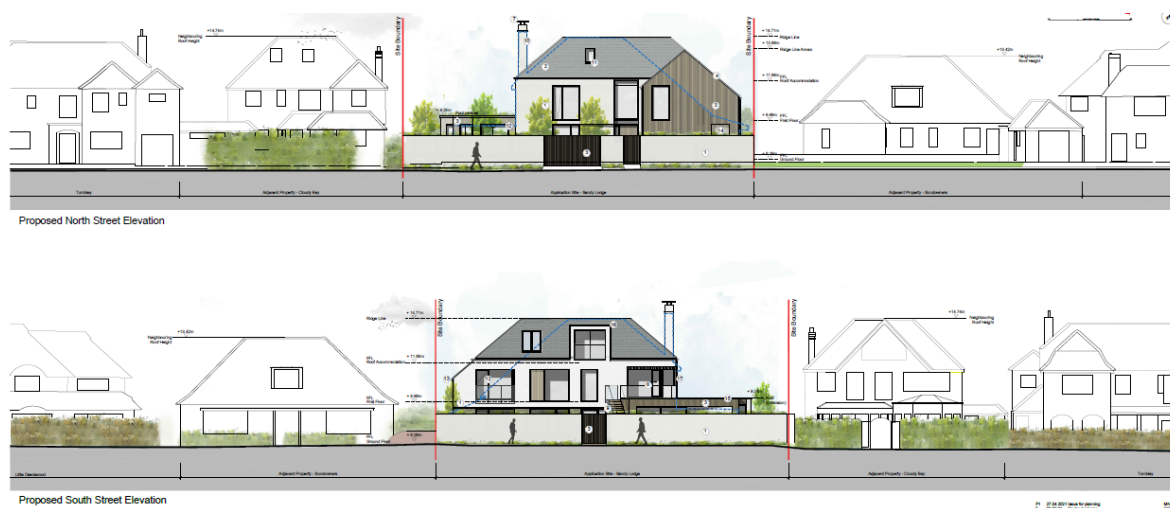
6.2.5. To conclude, it is considered that the proposals are acceptable in principle within planning terms.

### 6.3. Design, Form and Appearance

6.3.1. The architectural approach that has been adopted within the proposed development consists of a high-quality design that respects the current property and allows the proposal to blend with the properties already present on the street. It is considered that the proposed development makes efficient use of the development site while not having an adverse impact on its surroundings.

6.3.2. The visual appearance and design of the new family home is discussed in full in the accompanying Design & Access Statement and associated drawings. The scale of the proposed dwelling is also explored in the accompanying documents and takes precedent from the existing house, which has acted as the anchor for the new design. As set out in Figure 18, the proposed scale of the dwelling would have a similar ridge height as neighbouring properties and is therefore considered to be entirely acceptable.

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**Figure 18 - Proposed Street Elevation Drawings**

- 6.3.3. The proposed development results in a scale of property that is entirely appropriate for the large plot within which it is positioned. Furthermore, the proposed alterations will result in a property that is entirely concordant with neighbouring property scales.
- 6.3.4. The footprint of the proposed dwelling reflects the existing dwelling and does not seek to extend further north than the existing (refer to drawings for existing and proposed building lines).
- 6.3.5. Overall, the proposed design of the extensions and alterations are considered to significantly enhance the architectural quality of the property and visual amenity of the local area more generally. The design fully compliments the surrounding character area and provides for a dwelling of significant architectural quality, to the wider benefit of the immediacy.
- 6.3.6. Please refer to the accompanying Design & Access Statement for further information.

## **6.4. Access and Parking**

- 6.4.1. The proposed development is considered to be located in a sustainable area, owing its transport connectivity to East Preston, Rustington, Ferring and the wider area; as well as its close proximity to key local services.
- 6.4.2. The proposal will provide a total of 6no. car parking spaces; this is in line with Arun County Council's Parking Standards (January 2020) and Policy KPMP9 of the Kingston Parish Neighbourhood Plan. The parking spaces will be located within the new proposed double garage and allocated parking spaces located at the front of the property on the private driveway. Cycle storage will also be located within the new garage.
- 6.4.3. The proposals additionally seek to accommodate fast Electric Vehicle charging points within the car parking area for the occupiers to use.
- 6.4.4. The application proposes provision of a new vehicular access point, located to the east of the existing vehicular access point. In accommodating the new vehicular access point, the proposals seek to retain and/or reinstate the grass verges to the north of the site, along Gorse Avenue. This has been considered acceptable by the Kingston Gorse Estate Committee.
- 6.4.5. This approach is proposed to make the access and egress safer and would even be wide enough to allow a fire appliance to tend to the property if necessary. In terms of visibility, this would be as existing due to the existing wide grass verge along Gorse Avenue.

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- 6.4.6. To conclude, the proposals are considered to be acceptable in terms of access and parking, and maintain the character and appearance of the property and streetscene more widely.

## 6.5. Residential Amenity

- 6.5.1. As set out previously, the proposed extensions and alterations are not considered to have any adverse impact on the amenity of neighbouring occupiers. The extensions have been designed to prevent undue overlooking, without introducing any new window positions on the principal east or west elevations at first floor. High level, angled skylights have been introduced to the roof which are not considered to have a detrimental impact on neighbouring properties due to the positions of the windows.
- 6.5.2. It is important to note that an existing balcony already exists on the southern elevation, as illustrated in Figure 2. The proposals seek the provision of a terrace at first floor which will be accessed via the balcony, extending the length of the rear elevation. This terrace would include a grey metal privacy screen and rendered wall feature to avoid overlooking to neighbouring properties. As set out within the accompanying Design & Access Statement, the proposals would result in an improvement to surrounding residential privacy as the existing balcony currently allows for extensive views into neighbouring gardens.
- 6.5.3. The footprint of the proposed dwelling reflects the existing dwelling and does not seek to extend further north than the existing (refer to drawings for existing and proposed building lines). The proposed dwelling is considered to appropriately maintain separation distances to neighbouring properties as illustrated in Figure 19.

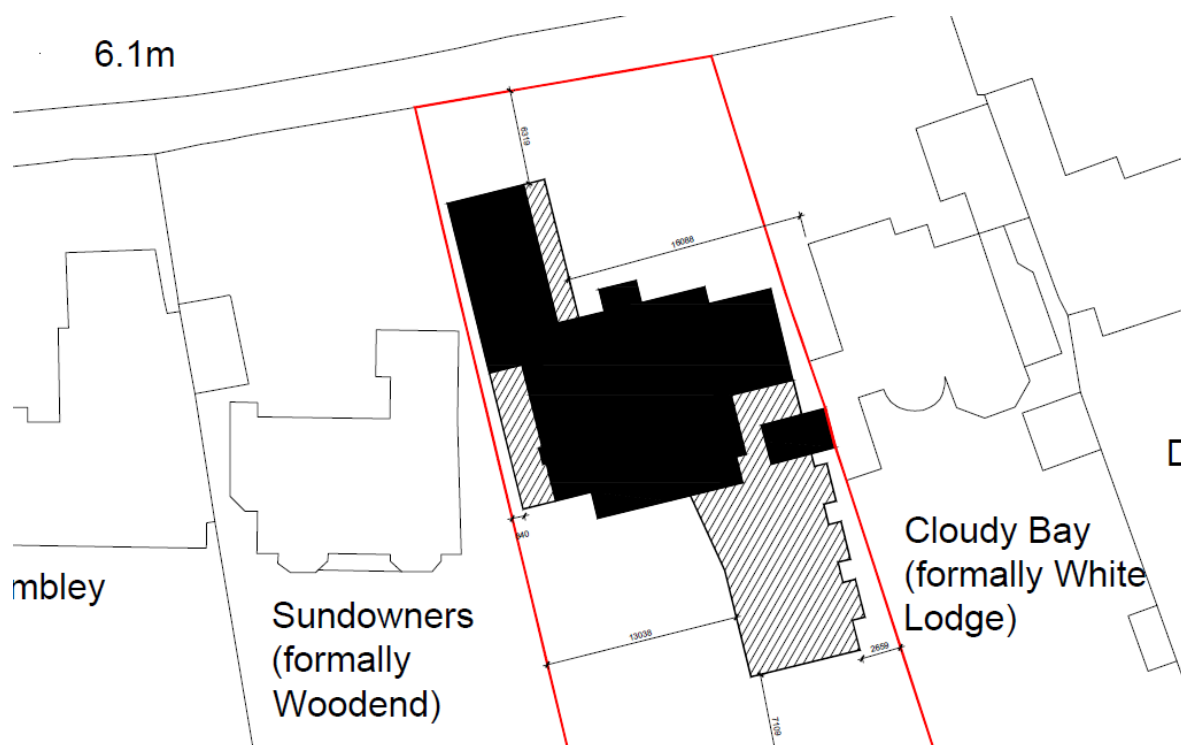


Figure 19 - Proposed Block Plan

- 6.5.4. Overall, the proposed development is not considered to result in an overbearing or harmful development but will respect fully the amenities and privacy of occupiers of the existing neighbouring properties.

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- 6.5.5. In respect of future occupiers, the scheme has been designed to provide for the highest quality living environment which meets and exceeds space standards. The dwelling also provides a lift which is suitable for potential disabled residents. The proposal also provides external amenity space via a private garden and private swimming pool.
- 6.5.6. Overall, the scheme is considered to protect fully the amenities of existing residents adjacent to the site and provide the highest quality living environment for future occupiers.
- 6.5.7. Please refer to the accompanying Design & Access Statement for further information.

## 7. Conclusions

- 7.1. The proposed extensions and alterations to Sandy Lodge are considered to provide for the highest quality architectural solution that enhances the appearance of the building. The extensions will provide extra facilities suitable for the current and future needs of the owners of the property.
- 7.2. The extensions have been designed to blend sympathetically with their surroundings, visually integrating with the street scene and enhancing the visual amenity of the area more generally through the highest quality architecture and use of specifically chosen materials. The proposals are considered to be fully consistent with policies of the Development Plan, including the Kingston Parish Neighbourhood Plan.
- 7.3. The proposals are not considered to have any adverse impacts on its surroundings or neighbouring properties. Privacy will be retained and improved through the introduction of careful design and a privacy fence to the proposed first floor terrace.
- 7.4. In summary we consider that the alterations and extensions to the existing building will result in a significant enhancement to the overall composition of the property consistent with the aims and objectives of the Development Plan.
- 7.5. We therefore trust you will be able to support our proposals and approve this planning application.

## Appendix A – Kingston Gorse Estate (Sussex) Ltd Agreement Letter – Dated 13 May 2021

**KINGSTON GORSE ESTATE (SUSSEX) LTD  
AGREEMENT LETTER**

13<sup>th</sup> May 2021

**Mr D J C & Mrs K P Marr**

**Sandy Lodge, Gorse Avenue, Kingston Gorse, East Preston, West Sussex, BN16 1SF**

Dear Mr & Mrs Marr

**Re: Approval of Plans to Alter Sandy Lodge, Gorse Avenue, Kingston Gorse, East Preston, West Sussex, BN16 1SF**

The Kingston Gorse Estate (Sussex) Limited (“the Company”) is willing to approve your application to alter your property dated 30<sup>th</sup> September 2021 at the above address in accordance with the Planning Application approved by Arun District Council and the revised plans submitted to Kingston Gorse Estate Sussex Limited, as attached herewith. AND subject to the terms of this Agreement Letter.

Please be aware that obtaining Planning Position consent is totally independent of the right of the Company, to refuse consent in the event it feels the proposed works breach the legal Covenant in its favour to protect the Estate from what it sees as unsuitable development,

For the avoidance of doubt, in this case the Company **does** provide this consent. Should works proceed, without this specific consent, it is at the Owners risk.

When you have received agreement from the Company the following conditions will apply.

**General Conditions**

1. All work to start within one year of the approval date and, once started, to be completed within 24 weeks.
2. This consent is not transferable, should you not start or complete the works, any successor in title will need to apply for a fresh consent from the Company.
3. Any variations or amendments to the attached drawings or approved Arun DC Planning Application will require additional approval by the Company and you should advise the Company of such variations or amendments as soon as they come to your notice in order to give the company time to evaluate the changes without affecting your programme of works.

**Building Conditions**

4. No building material or equipment is to be left on any roads, footpaths and verges on the Estate.
5. All damage caused to the roads, verges, footpaths and drainage owned by the Estate is to be repaired at your expense. Verge repairs must be attended to immediately.
6. All vans, lorries and building equipment to be hosed down so as to avoid leaving mud on the roads. In the event that mud is left on the estate roads, this must be removed each

week by sweeper.

7. No vehicles of any description are to be parked on the verges
8. No radios or other audio equipment to be played during the works.
9. Dust nuisance is to be kept to a minimum and where tile, stone and paving cutters are used the surrounding area is to be dampened down.
10. No building works to be carried out on weekends or on Bank Holidays. Working is only allowed between the hours of 8:00am and 5:00pm Monday to Friday.
11. No deliveries to be made for the works outside the hours referred to in item 10 above.
12. Hobdens Property Management Ltd (as the Board's Agents) and neighbouring properties are to be given at least seven days prior notice of the commencement of works. Hobdens Property Management Ltd are also to be notified within 14 days of the completion of the works.
13. No nuisance, annoyance, damage or disturbance is to be caused to other residents.
14. No bonfires are to be lit.
15. All Contractors are to be advised to comply with the twenty miles per hour speed limit on the Estate roads.
16. All Contractors are to be asked to produce appropriate public liability insurance cover.
17. Your own insurance policies are to cover damage to Company property and/or injury to third parties.
18. Contractors sign boards are to be discouraged but if used for directional purposes they are to be kept to a minimum and removed immediately on completion of the works.
19. Contractors are asked to help reduce the wear and tear on the roads and verges by using their best endeavours to ensure that vehicles are kept to the minimum size necessary and avoid driving or parking on verges.
20. Contractors are asked to minimise the number of vehicles being parked on the Estate roads so that other vehicles, cyclists and pedestrians can safely pass.
21. Contractors should aim to restrict parking of their vehicles directly outside the property being developed but should not park outside entrances to other properties, block the entrances to the twittens or to the postbox on Gorse Avenue.
22. No waste material is to be discharged into the foul or surface water drainage system.
23. Should Kingston Gorse Estate (Sussex) Ltd require it, you provide and agree with Hobdens Property Management Ltd.'s Surveyor a schedule of condition to include all adjacent sections of the road, verges, footpaths and drainage prior to any work commencing.

## Financial Conditions

24. Payment to the Company the sum of £ 5,000.00 for the use of the Estate roads to facilitate the works.
25. Payment to the Company a deposit of £ 5,000.00 returnable within one month of completion of the works on your property provided there is no damage to the Estate roads, verges, footpaths or drainage as a direct consequence of the works that you have carried out or, after any such damage is rectified to the satisfaction of the Company at your expense.
26. In respect of clause 25 above, the Company will carry out works at your cost to repair the roads, footpaths, verges or drainage if this work is not carried out by yourself within twenty-eight days of completion of the alterations.

Once the signed copy of this Agreement Letter and your cheque for £ 10,000.00 made payable to Kingston Gorse Estate (Sussex) Limited has been received by Hobdens Property Management Limited of 41a Beach Road Littlehampton West Sussex BN17 5JA, an original copy signed by the Company will be returned to you by the Company Secretary for your records. If you prefer you can make payment of the road charge and deposit by BACs. If this is your preference, please let us know and we can provide the relevant bank details and reference to quote when making payment.

The original signed copy should be kept with your property deeds as you may be required to produce this on any subsequent sale of your property.

Yours sincerely



William Hinde  
Company Secretary  
For and on behalf of Hobdens Property Management Limited

**Mr D J C & Mrs K P Marr**

**Sandy Lodge, Gorse Avenue, Kingston Gorse, East Preston, West Sussex, BN16 1SF**

Agreed ..... Date.....

Please print name (s)

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**Kingston Gorse Estate (Sussex) Limited**

Agreed ..... Date.....

Please print name (s)

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