



PLANNING, DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING DETACHED DWELLING AND ERECTION OF 2 NO. 5 BED DWELLINGS, DOUBLE GARAGE AND ALTERATIONS TO EXISTING ACCESS

SIMCAR, 69 COASTAL ROAD, EAST PRESTON

1. ASSESSMENT

Physical Assessment

- 1.01 The site the subject of this application lies on the southern side of Coastal Road, a private road running parallel with the coast between East Preston and Ferring. Number 69 is the western most property which is located between the beach and the road. Coastal Road is a cul-de-sac at this point, terminating in front of the application site.
- 1.02 Coastal Road is part of a private estate which is characterised by large detached houses, which generally fill the width of their individual plots. The application site is at odds with this general character being located to one side of its substantial plot therefore leaving an area of lawned garden to one side of the property.
- 1.03 The existing property is a substantial two storey property with an integral double garage. The majority of its curtilage is laid to lawn with some planting beds. The boundaries are demarcated by walls to the north, east and southern boundaries and panel fencing to the western boundary. The western boundary also has a row of trees which has been pollarded to form an evergreen hedge. There are no other trees on the application site.
- 1.04 To the east of the application site lies number 67, a two storey residential property with a single storey addition adjacent to the boundary. The two storey element is therefore located approximately 6.5 metres from the boundary. There are first floor windows on the end elevation, which appear to be secondary windows to rooms which have principle windows facing north and south. At the south west corner of

the plot is located a two storey dwelling which is served off Golden Acre. The north elevation of this property is screened from the application site by the evergreen hedging on the western boundary and by landscaping within the adjoining site. Windows on the eastern elevation of that property overlook the greensward. To the north west of the application property, adjacent to its western boundary, lies another two storey property, 'Genesis', which is also served off Golden Acre. This property is well screened from the application site by the evergreen pollarded trees/hedging. To the north of the application site lies a further two storey residential property with single storey addition on its southern side.

- 1.05 As previously mentioned, the character of the area is one of large detached dwellings filling the width of their individual plots. Each property is of an individual design and covers a range of architectural styles including modern properties.

Planning Policy

- 1.06 National planning guidance relating to the provision of new housing is contained within PPS3: Housing which sets out the overarching national policies in respect of sustainability and the provision of new housing. The guidance note has recently been amended to remove private gardens from the definition of 'previously developed land' and to remove the national minimum density requirement for 30 dwellings per hectare. These changes do little to alter the current local approach to development however, given that there is a continuing need both within the PPS and the Local Plan, to use land within the built up areas more efficiently. Changes to PPS3 seek to place more emphasis on local 'character' issues and do not seek to sterilise or underuse land which would otherwise be suitable for development.
- 1.07 The requirement within PPS3 to use land effectively and efficiently remains and this site provides an opportunity to provide a much needed additional dwelling within an established residential area within the built up area. Whilst the proposal does involve the loss of a small part of garden land, it complies with the requirements of PPS3 by making efficient and effective use of this underutilised large plot which is double the width of many other plots in the locality. The proposal can be accommodated on the site whilst retaining a large garden for each property and the two plots formed will remain in character with the general pattern of development in the area. The proposal would also provide two large family houses which will contribute towards meeting local and regional housing targets.

- 1.08 Local Development Plan policies are contained within the Arun District Local Plan 2003 and saved Policy GEN7 is considered to be the most relevant to the determination of this application. This policy deals with the form of new development and states that it will be permitted provided it meets the specified criteria.
- 1.09 Criterion (i) seeks to ensure that development makes efficient use of land or buildings and, as previously stated, this proposal makes efficient use of this site which is currently underutilised and out of keeping with other plots in the locality.
- 1.10 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development compatible with its surroundings and maintains the sense of place and space about buildings thereby maintaining the high quality character of the area.
- 1.11 Criterion (iii) requires development to provide sustainable development and the proposal meets this criterion by being located within a built up area and accessible to local services.
- 1.12 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail in the design part of this statement and demonstrates that two dwellings can be accommodated on this site without any loss of amenity to the occupiers of adjoining property.
- 1.13 Criterion (v) seeks to ensure that any development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located within an established residential area and therefore there are no existing uses which would impact on the residential use of this site.
- 1.14 Criterion (vi) deals with the retention of open or wooded areas. Whilst not directly relevant to this application, the proposal retains large gardens for the two properties and maintains adequate space about buildings in keeping with the relationship between other properties in the locality.
- 1.15 Criterion (vii) ensures that development allows for the safe movement of pedestrians and vehicles. The application site is served by a private road and is located at the end of the cul-de-sac. The existing access is proposed to be adapted

to serve the two residential properties and will not impact on the safety of other road users.

- 1.16 It is therefore concluded that the application has accordance with Policy GEN7 and its attendant criteria and as such is Development Plan compliant. The proposal is also compliant with the objectives of the revised PPS3 in the efficient and effective use of this site without detriment to the character of the area.

2. INVOLVEMENT

- 2.01 Consultation has not been undertaken with the local community in respect of this development which is Development Plan compliant.

3. EVALUATION

- 3.01 The proposed form of development has been derived from National and Local Plan Policies which seeks to use land more efficiently and effectively. Given the size of the plot in relation to the others in the locality there is an opportunity to accommodate two family houses on this site without detriment to neighbouring residential properties or the amenity of the area generally.
- 3.02 The dwellings have been positioned on the plot to accord with the general pattern of the properties on the southern side of Coastal Road and each is located partly within the footprint of the existing building thereby maintaining the building line and the character of the existing street scene. The properties have been sited and designed (indicative only) to preclude any overlooking to adjoining residential properties and protect established amenities.

4. DESIGN

Amount

- 4.01 The proposal relates to the demolition of an existing detached dwelling house and its replacement with 2 no. 5 bed dwelling houses. The indicative plans for Plot 1 illustrate a first floor living room, kitchen, sitting room and master bedroom suite, a sun room at second storey level and, on the ground floor, four bedrooms, utility, study and integral double garage. The floor area is approximately 1,444 sq metres (gross external). The indicative plans for Plot 2 illustrate a first floor living room and dining area, kitchen, study and master bedroom suite. There is a sun room at second floor level and at ground floor level is a sitting room, four bedrooms, utility

room and games room. The floor area of the proposed dwelling is approximately 2,506 sq metres (gross external). A double garage is proposed in the north west corner of the plot to serve the proposed dwelling.

Layout

- 4.02 The proposed dwellings have been sited on the application site to accord with the general pattern of development fronting onto Coastal Road. Plot 1 occupies the area of land between the existing dwelling and No. 67 and partly overlaps the footprint of the existing garage. Plot 2 sits largely over the footprint of the main part of the existing dwelling but extends westwards towards the western boundary. Whilst the proposed dwellings result in an increase in development of the width of the plot, due to its overall size, each plot remains comparable with others in the locality and sufficient space is maintained between the proposed dwellings and their individual boundaries to ensure that the development does not appear cramped and maintains space about buildings. In this regard, there is over five metres between the proposed dwellings on Plots 1 and 2 and over 9 metres between Plot 1 and the first floor flank wall of No. 67.
- 4.03 The properties have been designed to have a south facing outlook to take advantage of the coastal location. Windows on the side elevations can be minimised to prevent any inter-visibility between the dwellings and existing adjoining residential properties.

Scale

- 4.04 The dwellings are proposed as two storey flat roof dwellings with sun rooms at second floor level. Plot 1 is approximately 9 metres to its highest point, whilst Plot 2 is approximately 8.8 metres. This is the maximum height of each dwelling, incorporating the sun room, however the majority of each building remains two storey below 7 metres in height. There is no established height to existing development along Coastal Road, as there is a variety of styles and designs of property. The indicative street elevation submitted with this application however, demonstrates that the proposed dwellings would not be out of character with immediate existing development, as shown in the comparison with the adjoining property, number 67.



Landscaping

- 4.05 Landscaping is a reserved matter, however the layout of the site demonstrates that the proposed dwellings can be sited with adequate space about buildings, to retain any existing boundary landscaping and, where necessary provide additional planting.

Appearance

- 4.06 Appearance is a reserved matter however the indicative elevations submitted with this application indicate how the dwellings are likely to be designed. Plot 1 is designed in contemporary style and is likely to use a rendered finish. This is not an uncommon approach to be taken with modern residential properties in the vicinity of the application site. Plot 2 is proposed to be in an Art Deco style, again, there are examples of this style of property within the immediate locality and complements the contemporary style of the proposed adjoining plot.

Access

- 4.07 Coastal Road is a private road and there is currently a large parking area in front of the existing garage to Simcar House. The existing access will be adapted to form the access to Plot 1, whilst a new access will be formed off the end of Coastal Road, to serve Plot 2. It is submitted that the provision of one additional dwelling, will not significantly add to the existing vehicular traffic using Coastal Road. It is not considered that there are any highway safety implications arising from the proposal.
- 4.08 It is confirmed that the development will be designed to accord with the Disability Discrimination Act.