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Your Ref:

Our Ref: PAA/108/17/

Please ask for: Mr D Easton

01903 737619

11th July 2017

Dear Mr Mooncie

Pre-Application Advice

Demolition of existing house and erection of replacement house.

Sanderlings Middle Way Kingston Gorse East Preston

I write regarding the above matter and your enquiry received on 9th May 2017.

Description Of Proposed Development

From the details submitted I understand that you propose to demolish the existing dwellinghouse and replace with a detached two storey dwelling. The proposed dwelling will feature 6 bedrooms and will measure approximately 32.55m in width when viewed from the north, with an eaves height of 5.7m and a maximum ridge height of 8.8m.

Description Of Site

The application site is a residential plot currently occupied by a detached two storey dwelling with single storey extensions. The existing dwellinghouse has an eaves height of approximately 5.16m and a maximum ridge height of 7.28m. The existing dwellinghouse features brick and render elevations with a tiled roof.

Description Of Locality

The area is part of a residential street comprising a mixed character with detached properties of 2 storeys set in large plots set back from the highway with gardens to front, side and rear within a suburban environment.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision
Bin Storage

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Relevant Planning History

Comment On Site History

None.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan: [GEN2](#) Built-up Area Boundary
 [GEN7](#) The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#) D DM1 Aspects of Form and Design Quality
 D DM2 Internal Space Standards
 D DM3 External Space Standards
 D SP1 Design
 SD SP2 Built-Up Area Boundary

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

Planning Policy Guidance

Principle

The application site falls within the built up area boundary in a suburban area where the principle of development is considered acceptable. The Government's Planning advice supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access.

The key policy considerations in the determination of this application will be GEN7 of the Arun District Local Plan; Policy KPNP7 of the Kingston Neighbourhood Plan; and the National Planning Policy Framework.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The proposed dwelling by virtue of its considerable footprint in relation to the plot size and two storey height within a prominent location is considered to have a detrimental impact upon the established character of the street scene. The proposed dwelling will extend almost the full width of the plot and will have a frontage of approximately 50m. It is apparent that attempts have been made to maximise the size of the dwelling given the plot size - however, in this instance it is considered that the proposal will constitute over development of the site.

It is acknowledged that the existing dwellinghouse extends forward of the building line on Middle Way and Sea Lane but it must be considered that the existing dwelling features significant single storey portions and as such has a far lesser impact on the character of the locality. The proposed replacement dwelling also incorporates a two storey projection to the north-west which will extend between 6.68m and 10.83m forward of the existing two storey dwellinghouse. Therefore, the proposed dwellinghouse is considered to appear incongruous and is deemed to have an unacceptable impact upon the character of the locality.

Therefore, the proposed development is considered unacceptable by reason of its conflict with

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policies GEN7(ii) of the Arun District Local Plan and KPNP7 of the Kingston Neighbourhood Plan.

It is considered that efforts should be made to the reduce the mass, bulk and scale of the proposed development and seek to better reflect the scale of neighbouring dwellings. Especially to the east of the application site.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. The National Planning Policy Framework (NPPF) further indicates that good design should contribute positively to making places better for people.

The proposed replacement dwelling will be situated approximately 5.3m from the eastern boundary of the site and 1.8m from the southern boundary. It is considered that the proposed dwelling will not give rise to any unacceptably adverse overbearing or overshadowing impacts upon neighbouring properties. The application has provided site lines for neighbouring dwellings which suggest a marginal failure of the 45 degree rule and as such it is not considered that the proposal will result in unacceptable harm. It must also be considered that the proposed dwelling will be off set from neighbours to the east and south.

The proposed dwelling will suffer from overlooking from the south but it must be considered that this relationship already exists and as such the proposal will not suffer from anymore overlooking than is already present at the site.

The proposal as submitted shows that the rear elevations at direct angles will be situated 16m (from the southern boundary) and 19m from the eastern boundary. However, the proposal will also feature a first floor balcony to the rear which by virtue of its orientation will be situated at its closest point 9m from the southern boundary and 13m from the eastern boundary of the site.

The dwelling to the east of the site 'La Mer' is a chalet bungalow and features 3 no. roof lights in the western elevation - it has not been possible to ascertain what rooms these roof lights are associated with but given the close proximity of the balcony to this boundary there is the potential for adverse overlooking. Especially when the size of the balcony and the extent of the proposed glazing is considered.

Therefore, it is considered that the proposed development would conflict with policy GEN7(iv) of the Arun District Local Plan and KPNP7 1 (v) of the Kingston Neighbourhood Plan.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the reasons identified above.

It is considered that the proposal should be;

- Reduced, in footprint and height to better reflect the scale of neighbouring development.
- Reduce the size of the two storey forward projection to minimise the impact of the proposed development upon the spatial pattern and character of the street scene.
- Seek to reduce the impact of the proposed development upon the residential amenity of neighbouring properties.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to

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contact the case officer via email at david.easton@arun.gov.uk or by telephone on 01903 737619.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:
Foul and Surface Water Drainage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning