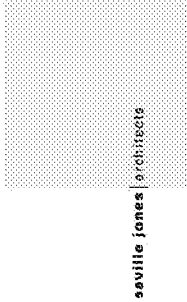


Little Deerswood.

Gorse Avenue, Kingston Gorse, BN16 1SF

Planning Statement

Replacement detached dwelling
December 2019



1703 Little Deerswood, Gorse Avenue, BN16 1SF

Planning Statement ~ December 2019

1.0 Introduction and context

- 1.1 This report has been prepared in support of a full Planning Application to Arun District Council for the demolition of the existing property and the construction of a new single dwelling at Little Deerswood, Gorse Avenue, BN16 1SF.
- 1.2 Following a refusal of application K/7/19/PL further consultation was undertaken with planning officers and these new proposals reflects comments received and an overall reduction in size, relocation and distance from the east boundary.
- 1.2 The property under consideration "Little Deerswood" is on the south side of Gorse Avenue, an exclusively residential street within Kingston Gorse Estate, running east west and parallel to the coast. The property is delineated by Gorse Avenue to the north, an adjacent property to the east and west and the Greensward to the south.
- 1.3 The design objective has been to create a contemporary designed house to provide a family home. The design uses the existing footprint as a reference, only extending the new dwelling to the south at ground floor, but no further south than neighbouring buildings.
- 1.4 Unusually for the Kingston Gorse Estate, the existing property is attached to its neighbour to the east at ground floor level by their mutual garages. The site has also been developed on both east and west boundaries, which creates a very built up appearance on the street elevation, with little direct views to the south.
- 1.5 Little Deerswood is a 2-storey house with painted brickwork and clay tiled pitched roofs with Sussex hips. The height of the existing property is 14.40 to the ridge.

1.6

The properties on the Estate and in Gorse Avenue are an eclectic mix of architectural styles ranging from modernist houses to mock Tudor or nondescript residences. The overriding character of the Estate is that each property is bespoke, which creates a rich mix of architectural styles.



Location Plan as existing

2.0 Planning History and Overview

2.1 Little Deerswood has limited planning history, however numerous properties in Kingston Gorse and Coastal Road have planning approvals for developments which are similar and relevant to this application.

- **Spring Tide, Gorse Avenue**, neighbouring property to the east, demolition of existing house, replacement with high quality architecturally design house – application No. K/11/16/PL
- **Dolphins (now Beach House)**, Gorse Avenue, demolition of existing house, replacement with high quality architecturally design house – application No. K/4/14
- **Seadowns**, Coastal Road, demolition of existing house, replacement with high quality architecturally design house – application No. K/41/14/PL
- **5 Coastal Road**, single and 3 storey alterations and extensions creating a very bulky but contemporary property – K/2/14
- **Foreshore House**, Coastal Road, demolition of existing house, replacement with high quality 3 Storey detached house – K/35/15/PL
- **Broadbeach 39**, Coastal Road, Remodelling of existing dwelling and erection of 3 Storey accommodation in a modernised architectural design – K/32/15/HH
- **Waterside**, Coastal Road, New 3 Storey detached House.
- **14 Coastal Road**, demolition of existing house, replacement with high quality 3 Storey detached house – K/29/17/PL
- **Spring Tides**, demolition of existing house, replacement with high quality 3 Storey detached house – K/40/18/PL

2.2 The above are a snap shoot of approved schemes which are similar in design and scale to the proposed replacement of Little

2.3 Relevant Policies

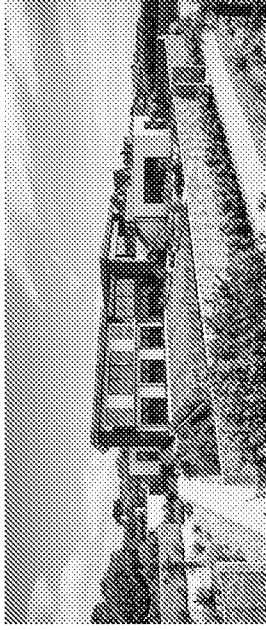
2.4 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In the pursuit of sustainable development, there is a presumption in its favour, where it accords with an up to date development plan.

2.5 In this case, the Development Plan comprises the Arun Local Plan 2011-2031 and the Kingston Neighbourhood Plan 2014.

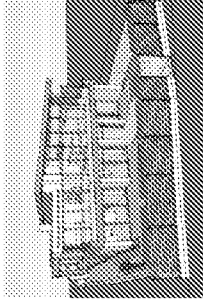
2.6 The most relevant policies of the Local Plan are DSP1 and DDM1. Policy DSP1 requires development proposals to make efficient use of land but also to reflect the characteristics of the site and the local area. The matters that the Council will have regard to when assessing the appropriateness of new development are set out in policy DDM1. The most relevant criteria are:

- **Character** – this proposal has reduced the first and second floor massing where it previously extended beyond that associated with the existing dwelling thereby reflecting its scale and aspect in accordance with the criterion.
- **Appearance** – the proposal retains the previously adopted architectural principles, contemporary design and high-quality materials reflective of recently approved developments on the estate. The LPA had no issue with these matters in considering the previous application.
- **Impact** – this matter was the LPA's only reason for refusing the previous application. The scale and massing of the building has been reduced adjacent to the eastern boundary so that it now has minimal additional impact on the amenity area to the existing dwelling Spring Tide. The design ensures that balconies are in a similar position to those existing and are shielded by screen walls.

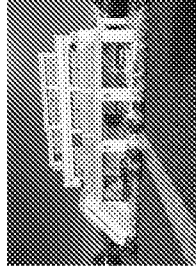
Deerswood. All of which conformed to the Local and National Planning Policies.



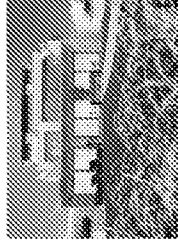
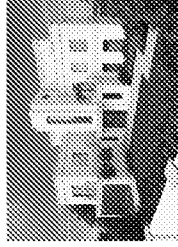
Dolphins (Beach House) K/4/14



Spring Tide K/11/16/PL



Waterside



Little Deerswood

- **Innovation** – the proposal continues to display high levels of innovation with high levels of insulation and passively solar efficient design which will contribute to energy efficiency credentials. The cladding systems will form rain screens to reduce weathering in this exposed location.
- **Solar Gain** – a passively solar efficient design has the greatest area of glazing on the southern aspect. Large overhangs to the roofs and brise-soleil control high level direct sunlight.
- **Density** – the proposed site coverage was considered acceptable when the previous application was considered. It maintains sufficient distances to front and rear boundaries and provides for an appropriate level of private amenity space.
- **Scale** – the overall scale of development is in character with its surroundings both existing and approved. Where necessary the first and second floor elements have been reduced to have regard to neighbour impact.

2.11 The most relevant policy of the Kingston Neighbourhood Plan 2014 is KPNP7 Design and Development. This sets out similar criteria to that in Policy DDM1 of the Local Plan. The policy requirements have been considered in detail in amending this proposal to ensure that it has minimal impact on occupiers of adjoining property in terms of overbearing and overlooking (criterion iv).

2.12 The design, layout and finishes will greatly enhance the site. The building heights although marginally taller than the direct neighbour is in line with other 3 storey houses locally built to modern day standards and approved neighbouring project K/40/18/PL.



Little Deerswood

Reference should be made to the submission drawings:

- SK02 Location Plan as existing
- SK03A Site Analysis
- SK25 Block Plan as existing
- SK120 Site/ Block Plan as proposed
- SK121 Ground Floor Plan as proposed
- SK122 First Floor Plan as proposed
- SK123 Second Floor as Proposed
- SK124 North elevation as proposed
- SK125 East elevation as proposed
- SK126 South elevation as proposed
- SK127 West elevation as proposed
- SK128 Basement Plan
- SK129 North elevation (street) as proposed

3.0 Previous Application

3.1 This application seeks to overcome the reason for refusal of the last application K/7/19. The sole reason for refusal was "The would have an unneighbourly and overbearing impact on the enjoyment of the private amenity space of Spring Tide in conflict with policies D DM1 of the Arun Local Plan and policy KPNP 7 of Kingston Neighbourhood Plan. This is due to the section of the proposal sited significantly forward of the front elevation of Spring Tide being of excessive height and length in close proximity to the boundary with that property."

3.2 Having regard to the reason for refusal, it is considered that the main area to be addressed by this application is the height and length of the development adjacent to the boundary with Spring Tide (with specific regard to the first and second floor elements) to preclude any unacceptable overbearing impact on the amenity area of Spring Tide. In redesigning this element, the comments contained in the officer's report have also been

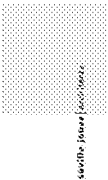
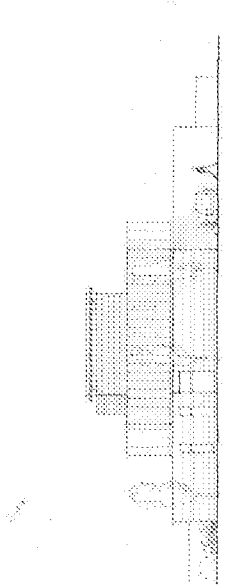
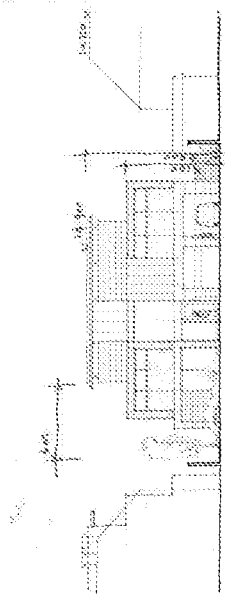
- 3.6 The scheme has been amended to take account of all the above by:
- Reducing the first-floor element so that it corresponds with the wall forming the south elevation of existing dwelling and is located 2.2 – 3m from the eastern boundary with Spring Tide
 - Reducing the footprint of the second floor so that it sits well within the footprint of the existing house and 6m from the eastern boundary.
 - As a result of the above the east elevation will vertically step away from the boundary minimising the impact on the neighbouring garden, particularly when assessed against the form and location of the existing dwelling
 - The windows on the side elevations at first floor will be obscure glazed and deeply recessed to avoid perceived overlooking
 - The balconies on the south elevation will be recessed with screen walls to one side precluding direct overlooking
 - Height is 9.1m (14.900 OD) the neighbouring White Lodge is 8.88m.(14.720m OD - 120mm difference). The proposal would also be lower than Kingston House to the east which has a level of 15.234. Spring Tide approved scheme K/40/18/PL is also 9.1m high.
 - The west wing has also been reduced further in height in proportion to east wing the majority of the house being 2 storey and lower in height than neighbouring properties.
 - The building extends to the south at ground floor only no further than building neighbouring properties.
 - The overall footprint of the house is greatly reduced to 315m2 on plot of 1180m2, which is only 26% of the site.

considered to preclude any direct overlooking from balconies or general perceived overlooking.

- 3.3 Whilst the primary purpose of this application is to overcome the reason for refusal, the applicant has been keen to have regard to the comments of the immediate neighbours, Parish Council and Kingston Gorse Estate. In this respect the following matters raised by third parties have been considered.
- Overdevelopment of the site
 - Extent of first and second floor development outside footprint of existing house
 - Loss of privacy/amenity to western neighbour
 - Overall height of development
 - Scale of development along eastern boundary



existing house footprint

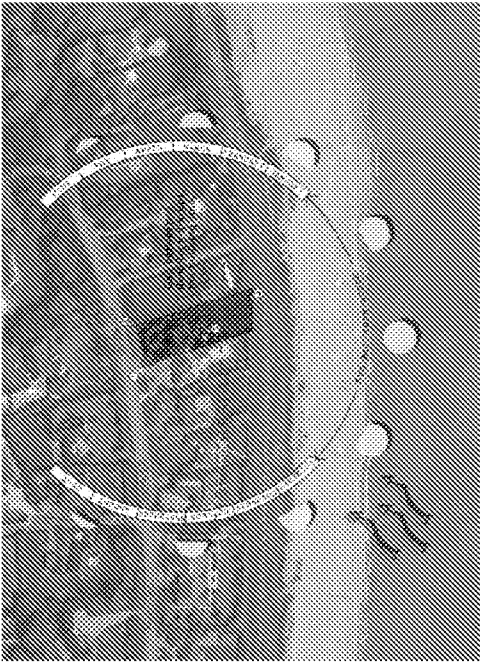


existing house footprint

4.0 DESIGN

4.1 Development Proposals

- 4.2 The overall design objective is to create a house which is aesthetically sympathetic to its beach location, taking advantage of the views to the sea and the micro-climate of the location. The simple modernist approach echoes many of the older and newer properties on the Estate and will complement the approved design for its neighboring property or future contemporary proposals.
- 4.3 The design locates the dwelling within the footprint of the existing house. Extending to the north and south only as single storey elements. The deep framing of the main living spaces at first floor creates a distinctive architecture which sites the coastal environment providing cover and shelter from the strong winds. At the same time privacy for the occupants and neighbours.
- 4.4 Following consultation with the planning officer, the siting of the building has been revised, reducing the extension southward by This is brings it within the building line created by neighbouring properties.



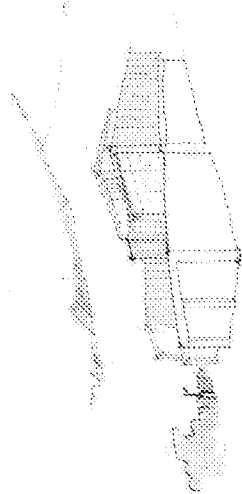
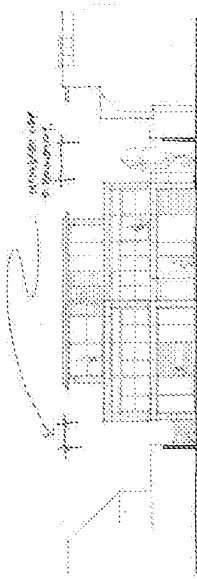
Site analysis (excerpt drawing 1703 SK03A)



see the latest proposals

- 4.4 As discussed earlier the property is unusually attached to its neighbour White Lodge, the proposal forms a detached dwelling separating the garages. This arrangement increases the visual openness of the site and Estate when viewed from Gorse Avenue and the Greensward.
- 4.5 Following consultation with the planning officer, the revised proposal is more conventional. The roof form steps up, with the effect of reducing the overall bulk of the building and together with the increased space created between the neighbour's properties, the visual connection from the street to the Greensward is greatly improved.
- 4.6 The narrower east wing extends further south and has a narrower 3-storey section which is recessed from the main walls, containing the master bedroom. The lower 2 storey west wing adjacent White Lodge contains the lounge at first floor and bedrooms on the ground floor.
- 4.7 The property is approached via and open court which provides off road parking for up to 4 cars. A small water feature leads visitor to the canopied entrance with full height glazing which frames the views to the sea. The ground floor hall is double height with a large roof light allowing natural light to penetrate the ground floor. A key aspect of the scheme is the natural light and as you journey through the house you obtain stunning views of the sea.
- 4.8 The ground floor provides bedroom accommodation and utility area is located in the basement together with a cinema room. Recessed narrow "slot" windows on the west and east elevations allow light and ventilation but eliminate overlooking to the neighbouring properties.
- 4.9 The living accommodation is located on the first floor to take advantage of the sea views and light. To the east is the kitchen and dining area enjoying the morning sun and to the west the

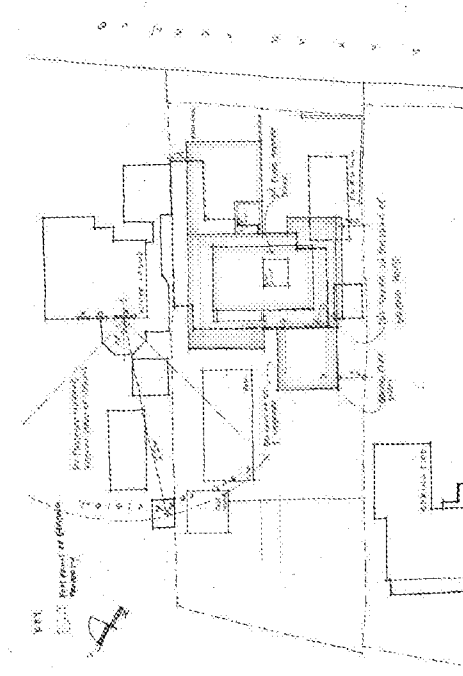
- 4.10 The second-floor accommodation steps back, reducing in the mass as the building increases in height, centrally located creating an overall symmetry. The roof elegantly cantilevering.



see the latest proposals

5.00 Overlooking and Privacy

- 5.01 The proposal has been designed to minimise the overlooking and improve on the present situation. The windows on both the east and west boundaries are all of obscure glass therefore eliminating any overlooking. The first floor south facing windows to the east are framed by screen walls, set back 2m and full height.
- 5.02 The narrow slot window on the east and west elevation are recessed with obscure glazing.
- 5.03 The attached sketch illustrates how the nearest principal window of White Lodge at first floor level, is outside of a 22m arc ("Field of Vision") measured from its centre. This an accepted planning guidance measurement to minimise overlooking and ensure privacy.



field of vision and privacy diagram



6.00 Scale and massing

- | | |
|------|--|
| 6.01 | Careful consideration has been given to the composition of the elevations, to provide a well-conceived crafted building. A single storey longer volume was extended south along the eastern side of the plot, which has no impact on neighbouring dwellings and looks inward to the pool. To the west, the proposed volume is in line with White Lodge's massing therefore integrating the proposal with both adjacent properties. A second storey is already in situ at White Lodge, immediately to the west of Little Deerswood, and now firmly represents an established topography on the Estate and the neighbouring west Kingston Gorse. |
| 6.02 | On the north elevation the stair tower focuses the view to the central glazed section, which links the 2 storeys east and west wings. The projecting walls and roof frame the composition with high level windows which provide north light but control views from the street. |
| 6.03 | The entrance is set back and primarily glazed, allowing the views through to the sea. The private front court and garden provides a simple mix of hard and soft landscaping. |
| 6.04 | The third storey is set back from the street elevation and neighbouring property reducing its overall impact. The change of in the direction of materials forming a recessed band with an elegant overhanging roof. |
| 6.05 | The garage and storage/refuse storage area are a separated volume adjacent to the main road, following the same architectural language as most of the houses on the Estate. |

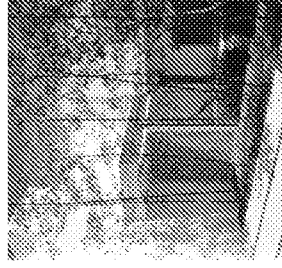
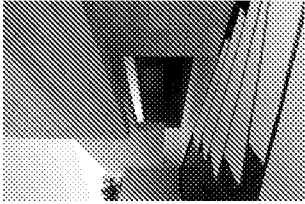


image of entrance courtyard.

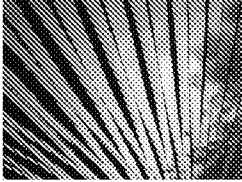
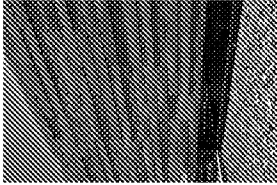
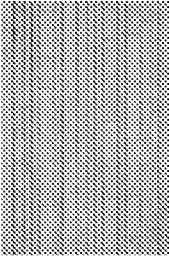


7.00 Materials

- 7.01 This high-quality dwelling is to be reflected in the materials used. The external walls at ground level are to be constructed in reconstituted limestone, laid to accentuate the horizontal form.
- 7.02 Above the ground floor the 1st and 2nd floors provide further colour and texture with the external walls in pre-patinated zinc in a Pigmento bronze colour. The roof/fascia also been finished in this beautiful natural zinc.
- 4.11 The construction is to be of a high quality and fine detailing of the building will be an important aspect of the final scheme.



Reconstituted limestone



Pre-patinated zinc



Pre-patinated zinc

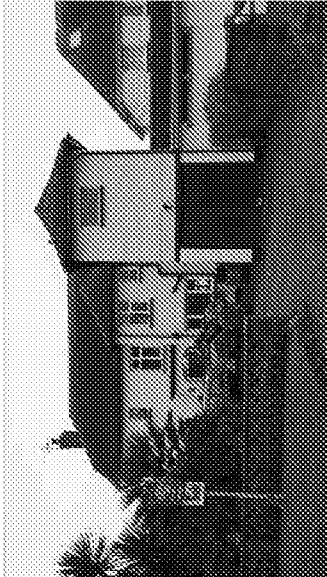
5.0 Conclusion

- 5.1 The proposals are to create a well detailed and crafted contemporary house suitable for modern living, which reflects the style of existing properties on the estate and planned future neighbouring houses. The estate is a diverse mix of architectural styles from renowned globally important modernist architect work such as Marcel Breuer and Wells Coates.
- 5.2 The dwelling has been designed and laid out to sit largely within the footprint of the existing dwelling at first and second floor. The elements that extend beyond this footprint are single storey therefore having minimal impact on neighbouring amenity or the character of the area in terms of increased scale or bulk.
- 5.3 Separating the building from White Lodge and increasing the distance to the boundary improves the visual separation between dwellings and enhances the general space about buildings. On the eastern elevation, where most changes are proposed, each floor is stepped away from the boundary at suitable distances to preclude any overbearing impact on Spring Tide as it currently exists.
- 5.4 Overall, the dwelling has been redesigned to have regard to the reason for the refusal of the last application as well as the comments of adjoining residents, Parish Council and Kingston Gorse Estate. The proposal now fully accords with the relevant policies of the Development Plan, particularly those parts that relate to the protection of neighbouring amenities. The new dwelling will make a positive contribution to the architectural quality of the estate and it is hoped will now be supported by the Local Planning Authority.



Pre-patinated zinc

Context Photographs



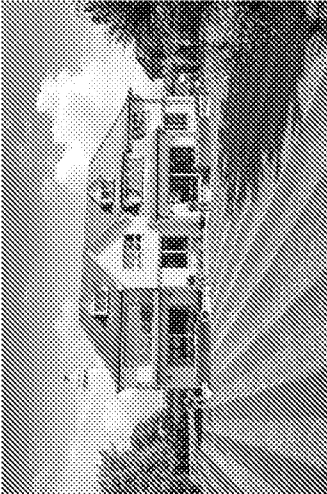
Little Deerswood viewed from Gorse Avenue



Little Deerswood viewed from the Coast



3 storey White Lodge viewed from Gorse Avenue



3 Storey Russett House viewed from Gorse Avenue (south elevation)



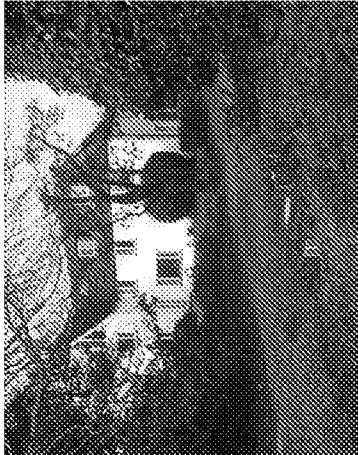
see the house pictures



3 Storey Kingston House viewed from Gorse Avenue



Kingston Gorse House viewed from Gorse Avenue



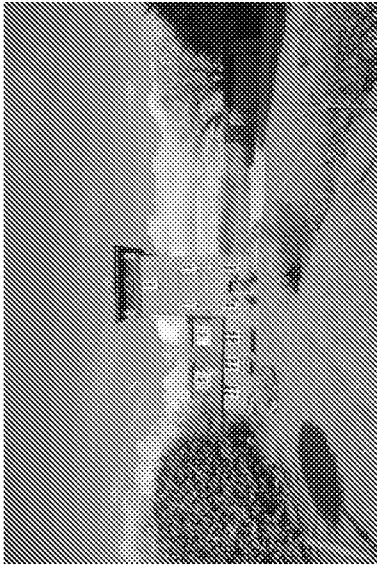
3 Storey Fynings viewed from Middle Way



3 Storey Middlaway House viewed from Middle Way

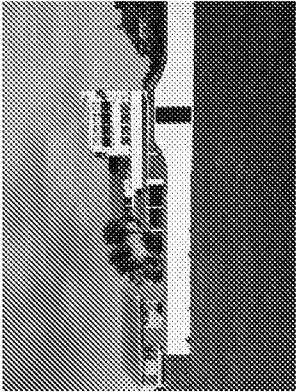


see the house pictures

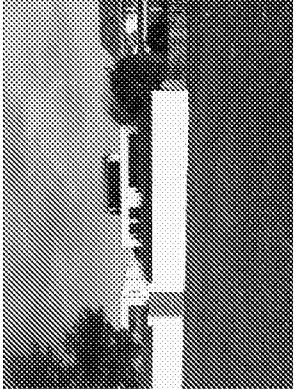


The Tower viewed from Seaview Avenue (south elevation)

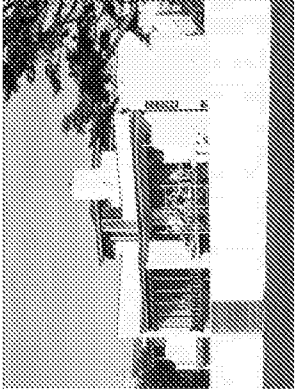
A selection of 3 storey properties on the south side of Coastal Road in addition to those discussed in Section 2.1 above.



64 Coastal Road



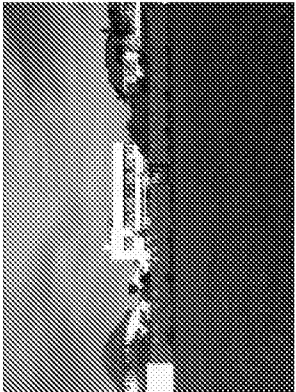
67 Coastal Road



68 Coastal Road



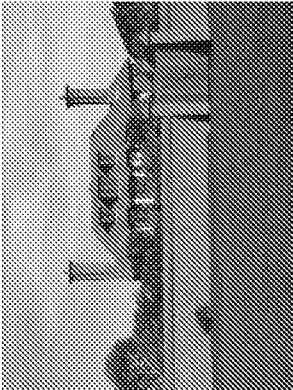
see the tower complex



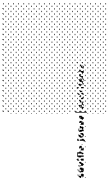
Sea Spray



6 Coastal Road



Forshore House and Waterside, Coastal Road



see the tower complex