

PLANNING, DESIGN & ACCESS STATEMENT**73 MANNING ROAD, WICK, LITTLEHAMPTON BN17 7HX**

Whaleback Planning & Design
91 Boundary Road
Hove BN3 7GA



Site	73 Manning Road, Wick, Littlehampton, BN17 7HX
Project	Erection of a two bedroom house
Applicant	Mr R. Gunn
Our Ref	W2414
Date	April 2022
Version	20220401

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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit an application for full planning permission for the erection of a two storey detached two-bedroom house at the site of 73 Manning Road.
2. This Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

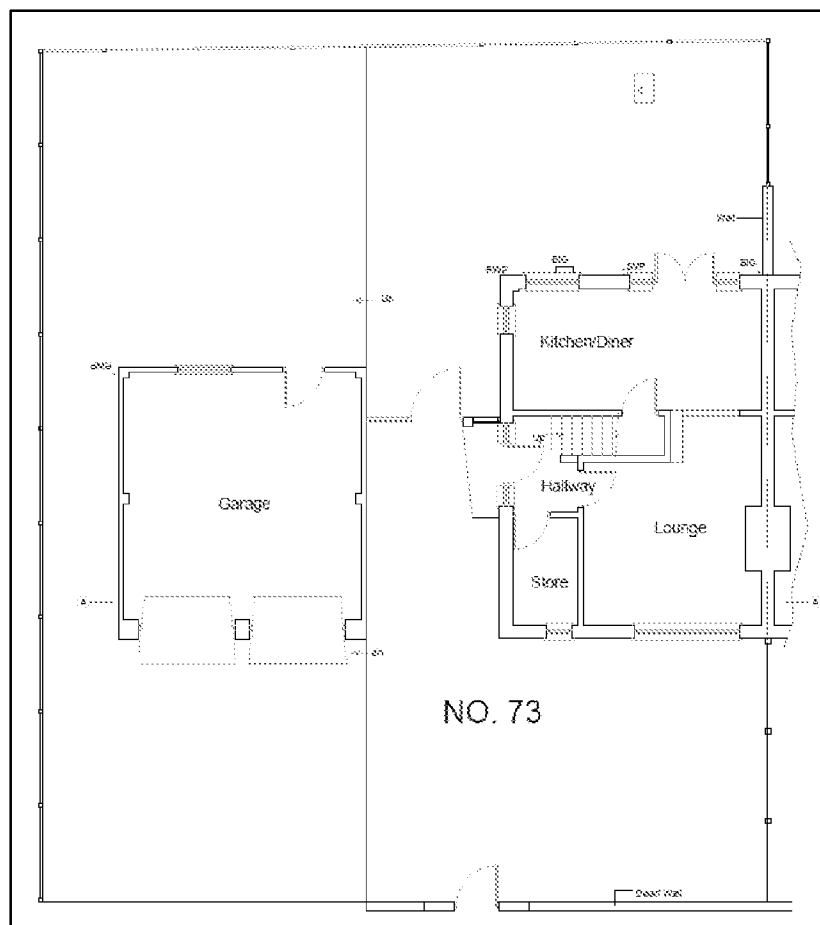
3. The application site relates to a semi-detached, two storey, three-bedroom dwelling located to the west of Manning Road within the built-up area of Littlehampton. The dwelling is of traditional design and finished in brick with a hipped roof finished in concrete interlocking plain tiles.
4. The dwelling is part of a residential estate with a number of commercial uses set further afield to the east and west. The buildings surrounding the site are of a similar style, construction and scale to the application building; the predominant form being two storeys with hipped roofs.
5. The plot includes a side/rear garden with a substantial double garage and driveway set to south of the main building. The plot is sparsely vegetated with lawn/hardstanding to the rear garden and shrubs with beds to the front garden.
6. There are no planning constraints or designations covering the site.



Aerial image of site



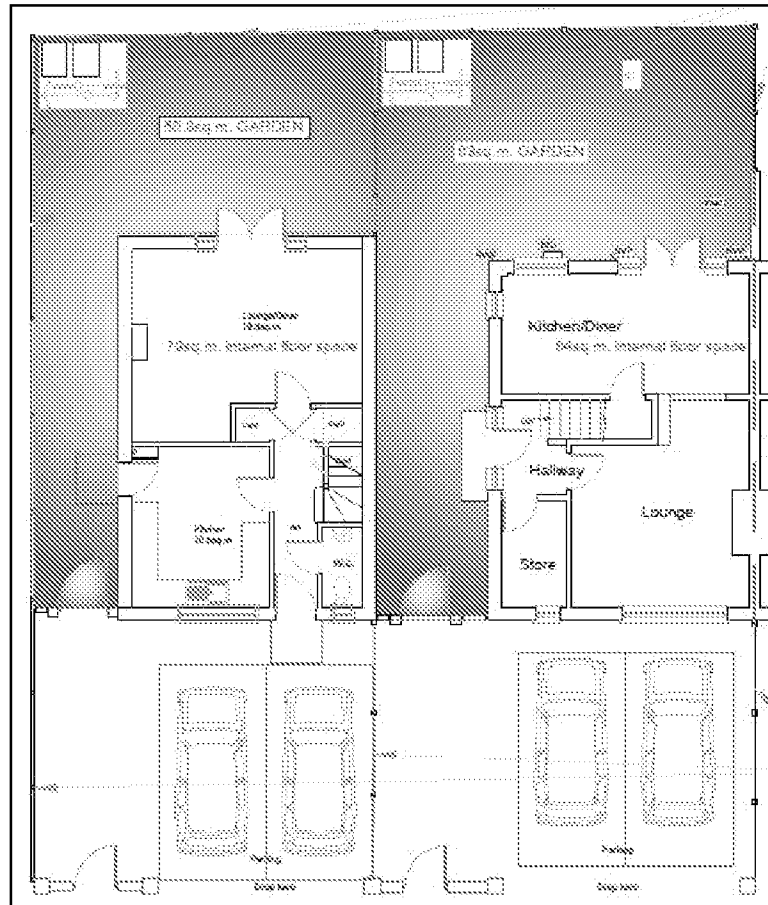
Existing front elevation



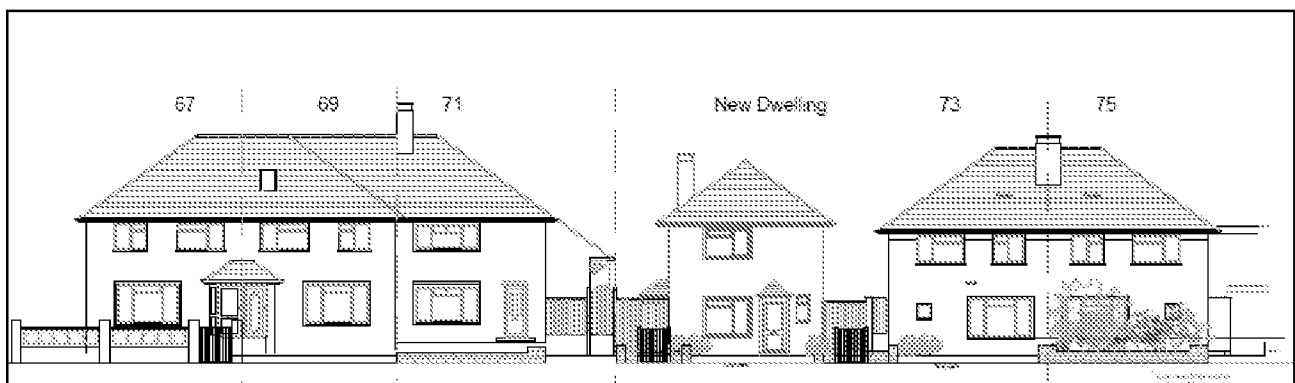
Existing ground floor plan

Development Proposal

7. The proposed development comprises the demolition of the existing double garage and the construction of a detached two storey dwelling. The dwelling would include a kitchen, living/dining room, WC, storage at ground floor level, in addition to a double ensuite bedroom, a twin bedroom and a family bathroom at first floor level.
8. Externally, the property would include a garden area to the rear and a driveway with parking for two cars to the front. The existing dwelling (no. 73) would be retained with a side/rear garden. Cycle parking and refuse and recycling storage would be provided for both dwellings.



Proposed site plan



Proposed street scene elevation

Relevant Planning History

9. **LU/90/10/** – Outline Application with some matters reserved for an extension to existing house to form 2 no. self-contained flats. Refused 10/06/10.

Planning Policy Framework

10. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
11. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:

National Planning Policy Framework

12. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
13. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
14. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun Local Plan (2018)

15. Policies of the Arun Local Plan (2018) relevant to the application proposal are as follows:

- **Policy SD SPI** Sustainable Development
- **Policy SD SP2** Built-up Area Boundary
- **Policy D SPI** Design
- **Policy D DMI** Aspects of Form and Design Quality
- **Policy D DM2** Internal Space Standards
- **Policy QE SPI** Quality of the Environment
- **Policy T SPI** Transport and Development

Littlehampton Neighbourhood Plan (2014-2029)

- **Policy I** The Presumption in Favour of Sustainable Development

- **Policy 2** A Spatial Plan for the Town
- **Policy 3** Housing Supply
- **Policy 22** Design of New Development

Supplementary Planning Documents

- Arun Design Guide SPD 2021
- Arun Parking Standards SPD 2020

Planning Appraisal

Principle of Development

16. Arun Local Plan (ALP) Policy SD SP2: Built-up Area Boundary and Littlehampton Neighbourhood Plan (LNP) Policy 2: A Spatial Plan for the Town, seek to direct new development to existing urban areas and resists development outside of the Built-up Area Boundaries.
17. The application proposes the erection of a two-bedroom dwelling located on a residential site located within the built-up area of Littlehampton, in a highly sustainable location in close proximity to public amenities and services, bus stops and rail links providing access to wider region. The principle of residential development is therefore accepted in this location.
18. The National Planning Policy Framework (NPPF) at paragraph 11(d) directs decision-makers to apply a presumption in favour of sustainable development if the most relevant policies are out of date, including, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
19. The LPA are currently unable to demonstrate a five year housing land supply, as identified within the Authority Monitoring Report January 2022, which concludes that the LPA can only demonstrate a housing land supply equivalent to 2.4 years and that delivery rate of under 75% of the dwellings required for the past three years. The presumption in favour of sustainable development set out within NPPF paragraph 11(d) is therefore activated and consequently applications for residential development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
20. Overall, the proposed development would deliver considerable benefits including the provision of a high-quality residential unit in a sustainable location in a time of need of critical need for housing within the district. For these reasons, the principle of the proposed development is acceptable.

Visual Impact

21. ALP Policies D DMI: Aspects of Form and Design Quality and D SPI: Sustainable Development seek to ensure that all development proposals make efficient use of land whilst reflecting characteristics of

the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

22. The Arun District Council Design Guide SPD also sets out detailed advice and design principles for new residential development within the district.
23. The proposed development would be located on the site of an existing large double garage located between two dwellings: 73 and 71 Manning Road. The garage is unusual within the street scene as there are no other examples of garages of this scale set between dwellings within the local area as the spacing between dwellings is generally much tighter than in the context of nos. 71 and 73.
24. The separation of the plot would retain a section of garden for the existing dwelling whilst providing a new garden area for the proposed dwelling; both of which would be commensurate for the scale of each respective dwelling and would be similar in size to several other dwellings within the wider estate. The depth of the rear garden would also be similar to that of the existing gardens at the application site in addition to nos. 75, 77 and 79 Manning Road to the north.
25. The proposed dwelling would be set on the building line of the street and the spacing retained between the new dwelling and those to either side would be similar to the spacing of other dwellings within the immediate area.
26. The height, scale and massing would be appropriate within the street scene, with a ridge height set below the properties to either side and an eaves height set between, in order to bridge the gap between the two scales and typologies of dwellings. The roof would be hipped to reflect the prevailing character and the dwelling would be finished in brick with white uPVC windows and concrete tiles to the roof.
27. The proposal also includes the provision of two parking spaces to the front driveway with a low brick boundary wall with a gate which would accord with the general character of front boundary treatment surrounding the site and would successfully tie the proposal into the street scene. Close board timber fences/gates are also proposed to either side of the dwelling which would match the existing arrangement and that of the surrounding area.
28. Overall, the proposed development would deliver a dwelling within a logical development plot which would accord with the prevailing building line, form, vernacular and character of the street scene and wider area. The proposed development is therefore acceptable in terms of design and accords with ALP Policies D DMI and D SPI in addition to the guidance within the Arun District Design Guide SPD.

Neighbouring Amenity

29. ALP Policy QE SPI: Quality of the Environment seeks to ensure that development would not have a significantly negative impact on residential amenity and would contribute positively to the quality of the environment.
30. The proposed residential use would be entirely in keeping with that of the surrounding area, which comprises predominantly residential dwellings.
31. The dwelling is of modest proportions and has been sensitively designed to take account of neighbouring dwellings. The dwelling would match the set-back from the road of the dwellings to either side and would also project into the rear garden by a similar extent, thereby ensuring there would be no overshadowing or loss of outlook to rear facing windows and external amenity areas. First floor

side facing windows would be kept to a minimum ensuring that there would be no loss of privacy or overlooking to neighbouring dwellings.

32. The dwelling would be set a sufficient distance away from neighbouring dwellings and all windows at no. 73 which face towards the application site are either secondary or serve non-habitable rooms.
33. The proposed development is therefore acceptable in terms of neighbouring amenity, in accordance with ALP Policy QE SPI.

Standard of Accommodation

34. ALP Policy D DM2: Internal Space Standards requires residential development to provide appropriate floor areas for future occupiers, in accordance with the Nationally Described Space Standards (NDSS).
35. The proposed two-bedroom unit, at 79sqm, would exceed the NDSS which advises 70sqm for a two-bedroom two storey dwelling. Both bedrooms, at 12.2sqm and 14.3sqm would also exceed the NDSS which advises 11.5sqm for double occupancy. The unit would also include an ensuite bathroom, a family bathroom, a kitchen, an open plan living/dining room, a separate WC, built in storage in addition to a rear garden with ample amenity space. All rooms would be well served by windows to ensure adequate provision of outlook and natural light.
36. The rear garden would be of ample size for the occupation proposed and refuse and recycling storage would be provided for the existing and proposed houses.
37. The proposed dwelling would provide a high standard of accommodation with access to external space and would contain rooms with sufficient outlook and light levels, in accordance with ALP Policy D DM2.

Transport

38. ALP Policy T SPI: Transport and Development seeks to ensure that development provides safe access on the highway, contributes to highway improvements and promotes sustainable transport methods.
39. The proposal would include two car parking spaces to the front of the dwelling which would measure 2.4m x 4.8m and would therefore accord with Arun Parking Standards SPD and West Sussex County Council guidance.
40. Two cycle parking spaces would be provided for each dwelling and the site is located within close proximity to a number of bus stops providing access to the Town centre and wider region.

Community Infrastructure Levy

41. In relation to the Community Infrastructure Levy, a contribution will be made based on the accompanying CIL forms.

Conclusion

42. The proposed development would deliver the provision of a high quality two-bedroom dwelling which would be capable of accommodating a family and would include ample internal floor area and external amenity space for future residents. The housing provision should be given significant weight in the

context that the Council cannot demonstrate an adequate supply of housing. The proposed dwelling has been designed in a sympathetic matter and would appear appropriate within the street scene.

43. No harm to neighbouring amenity would occur and the proposed development is acceptable in terms of sustainable transport.
44. It is therefore respectfully requested that Planning permission be granted to enable the benefits of the proposed scheme to come forward without undue delay.

Engagement with the Local Planning Authority

45. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback via the contact details set out below.

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