

HENRY ADAMS

PLANNING STATEMENT

SINGLE ATTACHED DWELLING

14 HIGHDOWN DRIVE, LITTLEHAMPTON

1. NATIONAL PLANNING FRAMEWORK

- 1.01 PPS1 and PPS3: Housing, provide overarching National Policies in respect of sustainability and the provision of housing.
- 1.02 PPS3 has recently been changed by the Coalition Government to remove private gardens out of the definition of 'Previously Developed Land' and remove the national minimum density requirement of 30 dwellings per hectare.
- 1.03 Individually, the changes to PPS3 relating to the definition of PDL and housing densities, do little to change the current local approach to development but gives more emphasis to be placed on local 'Character' issues.
- 1.04 Nonetheless PPS 3 continues to promote the efficient use of land as does the Arun District Local Plan, so that development of garden land does not in itself justify refusal, as there may be many cases where proper analysis shows that development is acceptable whilst maintaining local character.
- 1.05 As the current Local Plan Policies are presumptive in development coming forward from the built up area and using land effectively and efficiently in the provision of housing, it remains important that land which is otherwise suitable for development is not unnecessarily sterilised or underused, which is not the rationale behind the PPS 3 amendments.

2. LOCAL DEVELOPMENT PLAN CONSIDERATIONS

- 2.01 Policy GEN7 of the Arun District Local Plan sets out the criteria against which new housing development should be assessed.

- 2.02 Criterion 1 reaffirms the advice given in PPS3 relating to using land within the urban areas efficiently in the provision of new housing and requires net densities to be of at least 30 dwelling per hectare.
- 2.03 The application proposal has accordance with the criterion in that it makes effective use of land within the urban area, at a density commensurate with neighbouring property.
- 2.04 Criterion 2 requires that new development responds positively to the identified characteristics of the site and respects and enhances local distinctiveness.
- 2.05 The application proposal is compliant with the criterion in that the proposed development comprises the extension of the existing terrace, by means of an attached house matching in character and scale the adjoining dwellings, thereby respecting the established local distinctiveness and the characteristics of the site.
- 2.06 Criterion 3 seeks to promote sustainable development and as the site is located within the existing built up area boundary for Littlehampton, in close proximity to schools and public transport facilities it is considered to be sustainable in nature.
- 2.07 Criterion 4 requires that the development will not have an unacceptable adverse impact upon adjoining occupiers land, uses or property and the application proposal accords with the criteria.
- 2.08 The proposed development comprises an attached house, situated to the west of an existing terrace of housing and the relationship between adjoining houses and the application site remains similar to the relationship of the existing house with adjoining properties.
- 2.09 There will result therefore in no material increase in overlooking or loss of privacy and inter-visibility between fenestration of the proposed new dwelling and neighbouring properties to the south accords with the standards adopted by the Local Planning Authority.
- 2.10 Criterion 5 requires that development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property and as these are wholly residential in nature, there will not arise any unacceptable adverse impact.
- 2.11 Criterion 6 is not relevant to the application proposal.
- 2.12 Criterion 7 and 8 require that priority is given to pedestrian movements to and from the site and that parking standards are adequately catered for.
- 2.13 In that regard there will be direct linkages from the front door of the property with the existing pavement network and on-site parking provision is available by means of the existing vehicular access at the southern end of the site egressing on to Highdown Drive.

- 2.14 In conclusion therefore it is considered that the proposal is compliant with the objectives of the revised PPS3 in the provision of appropriate development commensurate with its neighbours at a density similar if not lower than neighbouring properties and a design and size of house which also accords with its neighbours situated within the existing terrace.
- 2.15 There is also compliance with Policy GEN7 and its attendant criteria and therefore the determination should have regard to that accordance.

Our Ref: AR38/AG

