

Design & Access and Planning Statement for:

Site Address: Directors Cottage, Toddington
Lane, Littlehampton, West Sussex, BN17 7PP.

Applicant: L C Nicholas Ltd.

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The site is now situated in what is a high density residential area.

It is bounded on its east, west and northern boundaries by a large residential development under construction by Bovis Homes. A large housing estate was also recently built opposite the site.

Photos in the appendix show the extent of development surrounding the site.

The area was previously sporadic residential development with many commercial nurseries and as such was not included in the built up area boundary as defined in the Arun District Local Plan 2003, however subsequent to that publication a master plan for large residential and mixed development for the area has been approved and the site is situated within the proposed development boundary of the emerging local plan and also the built up area boundary is defined in Policy 2 of the

Littlehampton Neighbourhood Plan.



The site is at present occupied by a rather dated detached bungalow that is now completely incongruous in its setting surrounded by a modern housing development.

It is in a sustainable location in an area where as the development of the master plan progresses will have the benefit of many community facilities.

Bus services are available close by in Lyminster Road where there is also a post office, convenience store and public house and a supermarket.

Schooling and medical facilities are available close by in Littlehampton.

The Proposal

Is to redevelop the site with 5 No. detached three bedroom houses.

Use

The existing use of the site is residential with a long road frontage and existing vehicular access onto Toddington Lane.

As the site is now surrounded on three sides are the high density residential site, it is considered that residential redevelopment is appropriate use for the site.

A residential infill site to the east adjoining Knightscroft has been approved under reference LU/131/16/PL for the erection of 3 No. three bedroomed terrace chalet bungalows.

Amount



The proposal is for the erection of 5 No. detached three bedroom houses. The sizes of the proposed houses are follows:

- Type A: 3 No. three bed 5 person = 96 square metres
- Type B: 2 No. three bed 5 person = 106.75 square metres

The Bovis Homes development to the north, west and east and the estate opposite comprises a mix of detached, semi-detached and terraced houses. These new housing units are generally smaller in size than those proposed for this site and they generally have much smaller plot sizes.

It is considered that the proposed number and sizes of houses proposed will give the site its own identity and a good transition from Toddington Lane frontage to the higher density development behind.

The size of the proposed dwellings conforms to Arun District Council's Internal Space Standards Policy DM15 and also with the Government's Nationally Described Space Standards for New Homes.

Scale

Each property is detached two storey with a pitched roof having a ridge height of:

- Type A: 7.55 square metres
- Type B: 7.35 square metres

The adjacent residential development also comprises detached two storey houses with pitched roofs.

The footprint of the properties will allow adequate space to the front for car parking and garages and good sized private gardens to the rear.



Appearance

In order to blend with their sitting in front of modern residential development and nearby traditional established properties, it is considered that the design approach for this development should provide elevations of traditional design and materials.

The schedule of materials are as follows:

- **Roof:** Concrete interlocking tiles and fittings.
- **Ground Floor Walls:** Stock facing bricks.
- **Frames:** White UPVC double glazed windows and doors.
- **Fascia Soffit & Barge Boards:** White UPVC section.
- **Rainwater Goods:** Black UPVC with half round gutters and downpipes.

Layout

The internal layout is as follows:

Type A

Ground Floor:

- Ground floor porch entrance leads to entrance hall with cloakroom off
- South facing living room with large front window to maximise solar gain
- At the rear, there is a separate kitchen and dining room

First Floor

- There are three bedrooms – one with an en-suite
- Separate bathroom



Type B

Ground Floor:

- Entrance hall with cloakroom off
- Kitchen to the front
- Good sized living room going across the width of the house at the rear
- Double doors onto the private garden area

First Floor:

- Three bedrooms – one with an en-suite
- Separate bathroom

All room sizes comply with Arun District Council's Internal Space Standards Policy DM15 and the Government's Nationally Described Spaced Standards for New Homes.

External Layout

Each house will have its own vehicular access onto Toddington Lane leading to attached or integral garages as shown on the application plans.

Each house will have a separate side entrance giving access to the rear gardens where bin storage and cycle storage can be accommodated.

Each house will have good sized rear gardens, which will conform to Arun District Council's External Space Standards Policy DDM3.

There is a good separation distance between the rear of the

proposed houses and the new houses to the north, therefore there will be no loss of sunlight, daylight or overshadowing to these properties. The separation distance also means that overlooking will be kept to a minimum.

The site is now in an urban development area.

Landscaping

Front driveways will be in permeable materials to minimise water run-off. Hard and soft landscaping and boundary treatments as follows:

- **Drive, Front Path & Ramp:** Marshalls Driveline 50mm brindle paving blocks with edging/kerbing.
- **Patio & Rear Paths:** Riven finish York paving with brick edging.
- **Rear Garden:** Laid to lawn with beds and borders.
- **F.W. Drainage:** Discharged into existing F.W.D as shown.
- **S.W. Drainage:** Roof areas drained into onsite Wavin Intesio Aquacell soakaways. Capacity as required in accordance with Manufacturer's recommendations and in full compliance with current Building Regulations controlled and approved by Arun District Council Building Control Department.
- **Fencing:**
 1. North East and West site perimeter fencing – existing, 1800 high vertical feather edge treated softwood and 150 gravel board on 100 x 100.
 2. South (frontage) site perimeter fencing 450 high post and rail to match existing fencing to east of site.
 3. Boundary fencing between plots (rear) to be as existing North East and West perimeter fencing – see (1) above.
 4. Boundary fencing between plots (front) to be as

South (frontage) perimeter fencing – see (2) above.



Access

Pedestrian and vehicular access is as shown on the site layout plan.

PLANNING STATEMENT

Context

The siting, design and appearance of the proposed development has been arrived having due regard to the site's location within an area of new residential development.

Its relationship with nearby properties in terms of residential amenity has been taken into consideration.

Due regard has been giving to relevant local and national planning policies.

Local Planning Policies

The Development Plan contains the saved policies of the adopted Arun District Local Plan 2003. The emerging new Local Plan is now in an advanced stage prior to adoption and therefore policies are also relevant to this application.

Policy GEN2 and SD SP2: Built Up Area Boundary

Whilst the site is not in the built up area boundary in the 2003 Local Plan it is in the boundary of the emerging Local Plan in an area where substantial mixed development proposals have already been approved and in some cases developed.

Policy GEN5: Provision of New Residential Development and

Policy GEN7: The Form of New Development



It is considered that the proposal provides an individual development within a larger high density development area. It will be built to high quality design using traditional materials sourced locally where possible.

Whilst the proposal respects the characteristics of the new developments that surround the site, it is intended that the proposal will provide a cohesive individual development.

Policy D SP1: Design and Policy D DM1: Aspects of Form and Design Quality

The proposal makes good use of the site to accommodate development of a scale, appearance and design considered appropriate for its location.

The traditional design and materials will mean that the development will blend well with surrounding new developments, whilst retaining a sense of individuality.

Policy SD SP1: Sustainable Development

It is considered that the proposal will be sustainable development in terms of construction, location, transport, the local environment and the local economy. I will go into more detail with regard to sustainability under the section '*The National Planning Policy Framework – Policies*'.

Policy H DM1: Housing Mix

The new developments adjoining the site are mostly smaller detached, semi-detached and terrace housing with smaller plot

sizes and garden spaces than the application site. It is therefore considered that the proposal will offer more individual three bedroom family homes on larger plots and will therefore add well to the mix of housing stock in the area.

Policy D DM2: Internal Space Standards and Policy D DM3: External Space Standards

The size of the dwellings and the room sizes comply with Arun District Council's space standards.

Private garden areas also comply with the council's space standards.

The proposal is also compliant with the Government's Nationally Described Space Standards.

Policy ECC SP1: Adapting to Climate Change and Policy ECC SP2: Energy and Climate Change

Water and energy saving measures will be incorporated in the design and it is envisaged that the properties will achieve at least Code Level 3.

Policy GEN12: Parking in New Development

It is considered that the garaging and parking provided on site will comply with West Sussex County Council's Parking Standards.

Policy ENV DM6: Development and Biodiversity

No significant trees or wildlife habitats will be lost by virtue of this proposal and it is therefore considered that the biodiversity of the site will not be significantly affected.

Policy W DM2: Flood Risk

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The site is not in a Zone 2 or 3 flood risk area as shown on the Environment Agency's Flood Risk Maps for Planning.

Policy GEN18: Crime Prevention

The open plan layout to the front of the properties means that there is good surveillance as all properties have either kitchens or living rooms and living accommodation to the front of the properties.

External lighting to the front of the development will be provided.

The National Planning Policy Framework

Paragraph 14 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means that where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Page 2: Achieving Sustainable Development

Paragraph 7 states that: There are three dimensions to sustainable development: economic, social and environmental.

These dimensions give rise to the need for the planning system

to perform a number of roles:

- an economic role
- a social role
- an environmental role

Economically the development will add vitality to the local community and economy.

The Local Authority will benefit from the Government's new homes bonus.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy.

It will add well to the housing mix in the area and paragraph 50 of the NPPF states that Local Authorities should plan for a mix of housing within communities.

Section 4: Sustainable Transport

The dwellings will have car parking and garaging.

The properties can be accessed by visitors or occupiers with mobility difficulties by a level threshold.

Good bus links are available close by and new bus stops are planned locally in accordance with the approved masterplan.

Core Planning Principles

Paragraph 17 states that planning should:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas.

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 47 highlights that Local Planning Authorities should take steps to significantly boost the supply of housing.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Optimise the potential of the site to accommodate development;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they

should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The proposal will maximise the site's potential for development without adversely impacting upon neighbour amenity.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development, and it is considered that this is a highly sustainable development proposal. Sustainability features include the following:

- ✓ The construction will provide energy efficient new properties with energy and water saving measures incorporated in the specification.
- ✓ Materials from sustainable sources will be sourced locally where possible.
- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist companies.

✓ A rated domestic appliances and low flush or dual flush wcs will be incorporated.

✓ The rear garden areas give scope for areas to grow food.

✓ A rated domestic heating boilers will be fitted.

✓ The development will be sustainable in terms of transport being within walking distance of good bus links.

✓ It will have no harmful effect on the local environment.