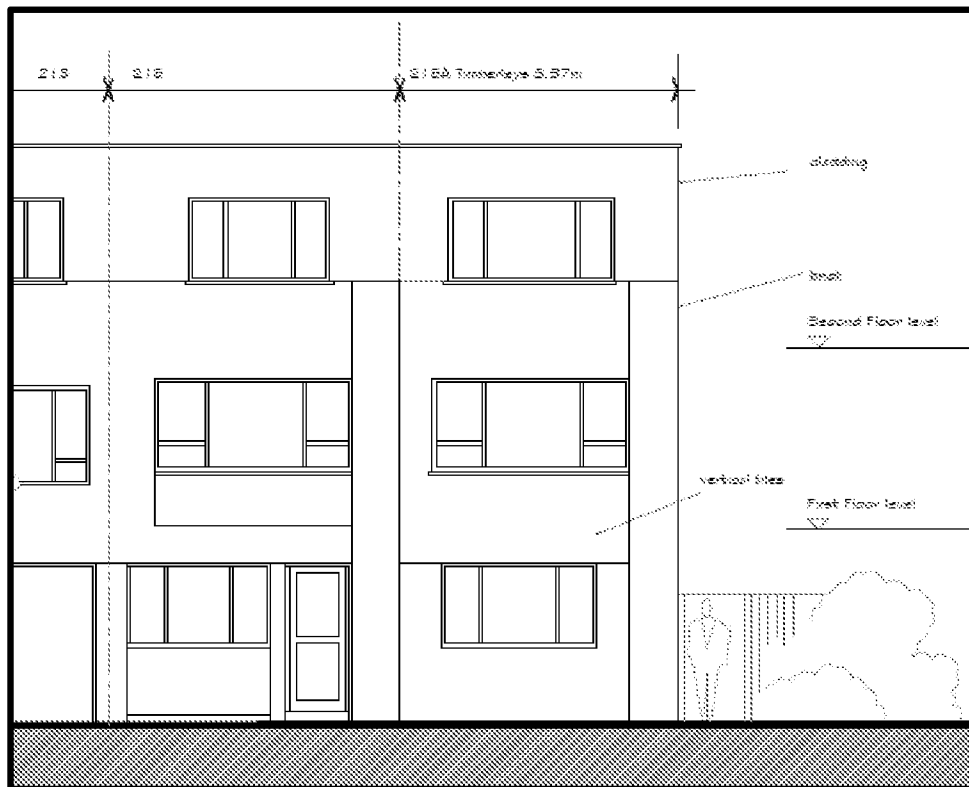


PLANNING STATEMENT

215 AND 215A TIMBERLEYS, LITTLEHAMPTON, BN17 6QD



APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF TALL OAK PROPERTY LTD

JANUARY 2022

Client: Tall Oak Property Ltd

Site Location: 215 and 215A Timberleys, Littlehampton, West Sussex, BN17 6QD

Job History:

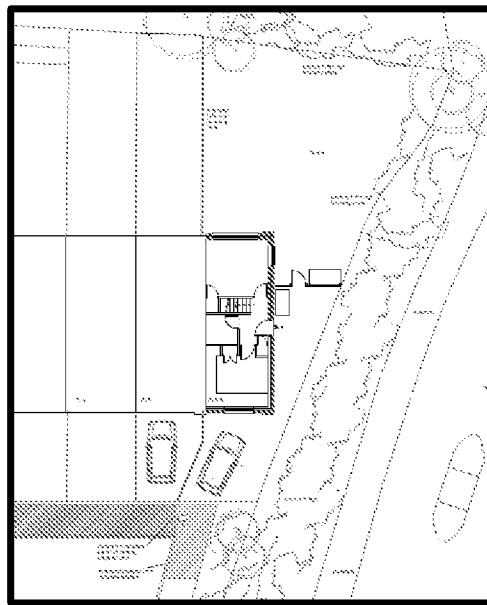
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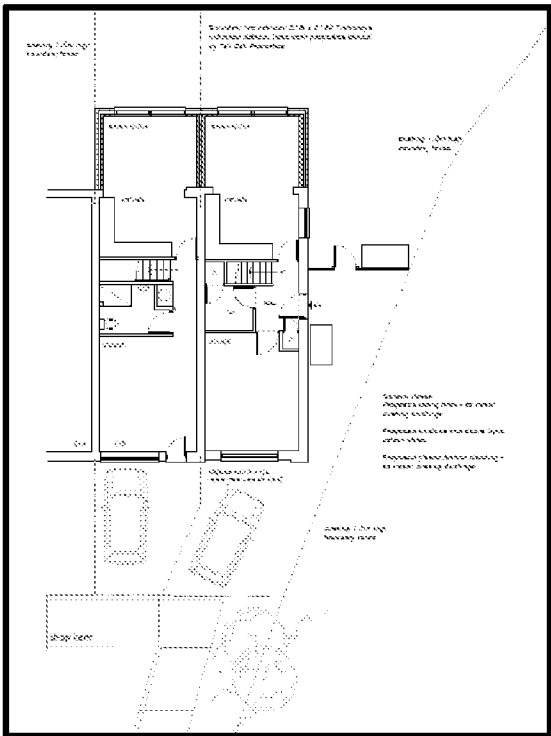
1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for a single storey rear extension to 215 Timberleys and an identical 3m extension added to the design of the proposed new dwelling at 215A Timberleys, Littlehampton on behalf of Tall Oak Property Ltd.
- 1.2 The new dwelling at 215A Timberleys was originally approved under application reference LU/350/20/PL.



Approved Dwelling

- 1.3 The proposed extension to 215 Timberleys could be completed under permitted development rights, however it would best be delivered as a single development alongside the works to erect the new dwellinghouse, minimising construction time and material waste. Similarly, the new dwelling at 215A Timberleys retained permitted development rights and could be extended in the same manner after completion.
- 1.4 The principle of development is therefore established and the effect of a grant of planning permission would simply allow these works to be undertaken at the same time and would minimise disruption to neighbouring residents.
- 1.5 Aside from the proposed single storey extensions the proposed new home would be built as permitted under LU/350/20/PL and the existing house would be unchanged but benefit from additional ground floor living space.



Proposed Ground Floor Plans

- 1.6 This Statement will show that the revised proposals will not result in any significant adverse impacts and offer clear benefits to future residents.
- 1.7 All drawing extracts reproduced within this Statement are provided courtesy of Collins Caddy Pope.

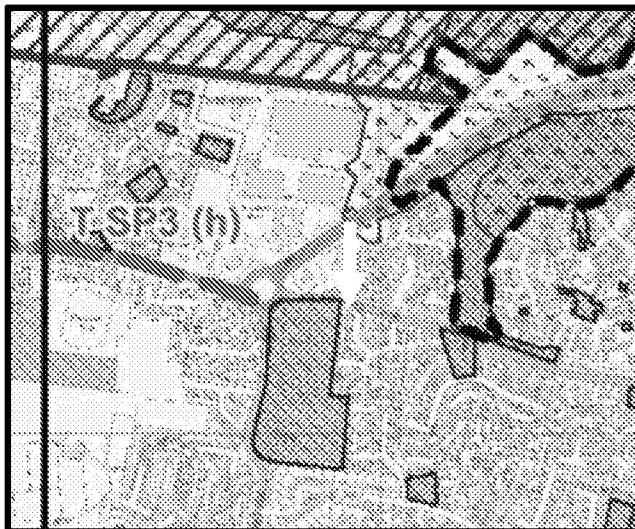
2.0 SITE AND SURROUNDING AREA

- 2.1 Currently the plot hosts a single residential dwelling in the north of Littlehampton (215 Timberleys), close to the B2187/Worthing Road. Arun Planning Committee granted planning permission for the new dwelling (215A Timberleys) in April 2021, but this permission has not yet been implemented.
- 2.2 215 Timberleys is located at the end of a five-house terrace, that sits alongside an identical six-house terrace immediate to the south.
- 2.3 The wider area contains a mix of two dwelling types, these three-storey terraces (with other examples found in close proximity) and two-storey terraces with pitched roofs. All single dwellinghouses within the terrace benefit from permitted development rights that would allow a single storey extension of up to 3m without planning permission (or up to 6m under the prior notification procedure).



Existing Terrace

- 2.4 The site lies within a much larger plot than neighbouring dwellings with a large area of land to the north of the existing dwelling (215 Timberleys).
- 2.5 The site is an end of terrace plot at the northern end of Timberleys. The property is surrounded by residential uses to the east and south, with the B2187 to the north and a cemetery to the west.
- 2.6 The Adur Local Plan and Littlehampton Neighbourhood Development Plan proposals maps show that no site-specific policies apply.

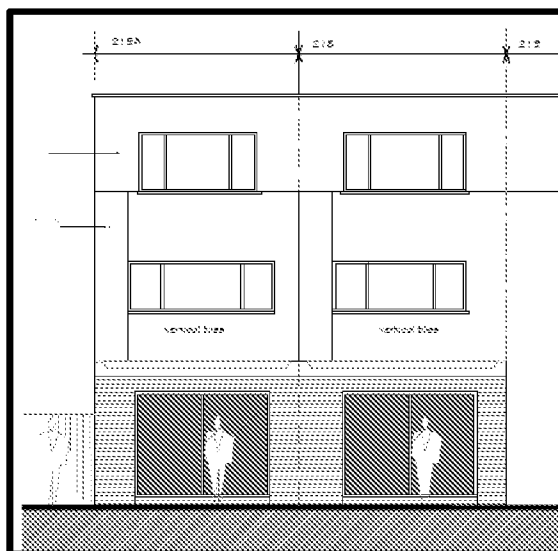


Extract from Local Plan Policy Map

- 2.7 The site is in a sustainable urban location within the Littlehampton built-up area, with bus stops located close-by on Worthing Road and a crossing point close to the site. Beyond Worthing Road to the north lies Brookfield Park, Watersmead Business Park, Shell petrol fuelling station and other shops, restaurants and facilities. Local schools and facilities lie to the west and south of the site.
- 2.8 The site is not within a Conservation Area and is not located close to any listed building or other heritage assets.
- 2.9 The existing dwelling plot (215 Timberleys) and proposed dwelling plot (215A Timberleys) currently form a single site within the same ownership.

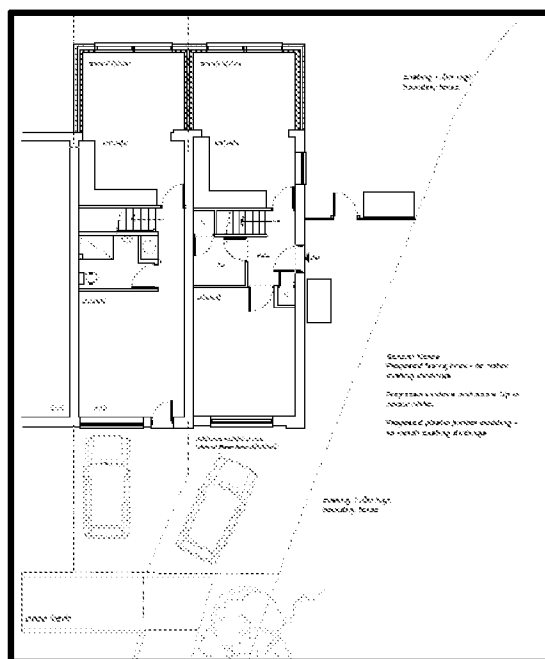
3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed changes would deliver two identical 3m rear extensions (single storey) to both the existing dwelling and approved new dwelling. The additional single storey extensions would not be visible from the street.



Proposed Rear Extension

- 3.2 The proposed single storey extensions would be permitted development under existing permitted development rights and could be completed under these rights once the new dwelling was erected.
- 3.3 The new home adjoins the existing terrace and continues to match the style of these existing dwellings with matching materials. The house will be three-storeys in height. The proposal only results in the additional single storey extension set out above.



Proposed Ground Floor/Site Plan

- 3.4 The internal accommodation would be altered at ground floor level, with a new lounge rooms at the front of each property and a large kitchen/dining room to the rear. The first-floor accommodation now provides bedrooms only as there is no longer any need for first floor living room spaces.
- 3.5 Internal storage space is identified within the properties in accordance with national space standards.
- 3.6 The scheme will make an efficient use of this site, which has already been considered capable of accommodating an additional new home.
- 3.7 Both dwellings would have an internal floorspace of 121.54m², an increase of 13.3m² compared to the approved and existing dwellings. The proposed dwellings would be a four-bedroom, six-person homes and exceed the minimum space standard of 112m² internal floorspace for dwellings of this size.
- 3.8 The dwellings would still retain well sized rear gardens and the properties back onto the cemetery meaning that building to building distances are not a concern in this location.
- 3.9 Vehicle and cycle parking provision is identified on the proposed site plans and remains unchanged from the approved permission.

- 3.10 External materials are proposed to match the existing terrace with facing brick, vertical tiles and plastic/timber cladding. White uPVC windows and doors are proposed. There are no changes to the proposed materials, except for these also being used on the rear extension to the existing dwelling.
- 3.11 The proposed single storey rear extensions would be identical and are designed to reflect the requirements of a permitted development extension.
- 3.12 Full details can be found on the submitted application drawings.

4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 The revised Framework was published in July 2021 and incorporated minor revisions to the language of the NPPF, particularly around design.

4.3 The Framework is underpinned by the same principles as its predecessors and the most relevant paragraphs of the NPPF are set out below:

Paragraph 11: States that where a local planning authority cannot demonstrate a five year supply of housing land planning permission should be granted unless there are adverse impacts that “significantly and demonstrably outweigh the benefits”

Paragraphs 60 to

Paragraph 80: Sets out the ways in which the planning system should support the Government’s objective “of significantly boosting the supply of homes”;

Paragraph 110: Applications for development should ensure that sustainable transport options have been or could be taken up.

Paragraph 111: Development should only be prevented on highway grounds if these would be an unacceptable impact on highway safety or impacts on the road network would be severe.

Paragraph 120: Promotes effective use of land in meeting the need for homes and other uses, including promoting the development of under-utilised land for new homes.

Paragraph 124: Planning decisions should support development that makes efficient use of land.

Paragraph 125: Developments should make “optimal use of the potential of each site”.

Paragraph 126 to

Paragraph 136: The main design policies of the NPPF. Paragraph 130 sets out specific design criteria that developments are expected to meet including functioning well, providing visually attractive development and being sympathetic to local character.

Arun Local Plan 2011-2031

4.4 The Arun Local Plan was adopted on 18th July 2018 and forms the main policy document for determining planning applications in the District.

4.5 The Plan replaces the policies of the previous 2003 Local Plan and sets out how the area will develop over the next eleven years and beyond.

4.6 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
T SP1	Transport and Development

Littlehampton Neighbourhood Development Plan

4.7 The Littlehampton Neighbourhood Development Plan was ‘made’ (adopted) in November 2014 after receiving the support of 85.87% of local voters at referendum. It now forms part of the Development Plan for the area.

4.8 The Littlehampton NDP seeks to promote the community’s vision for the Town through planning policies which supplement those in the Adur Local Plan. The

Adur Local Plan represents the most up-to-date policy basis for planning applications, but the Neighbourhood Plan was prepared alongside the Adur Local Plan and reflects the wider aspirations for the District.

4.9 Relevant policies include:

Policy 1: 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

Arun Design Guide SPD (2021)

- 4.10 The District Council have adopted a detailed Design Guide Supplementary Planning Document (SPD). The Arun District Design Guide provides design guidance that supports the adopted policies of the Arun Local Plan and covers household extensions, development masterplanning, building conversions, residential developments, infill development, rural development and mixed use schemes.

5.0 ASSESSMENT OF SCHEME

5.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- Principle of Development
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Transport
- Flood Risk and Drainage
- Ecology and Habitats

These are considered in greater detail below.

Principle of Development

5.2 The principle of new residential development at this location has already been found acceptable under the previous grant of planning permission (LU/350/20/PL). The local development plan has not changed since the previous decision and the relevant changes to the National Planning Policy Framework do not introduce any material changes in circumstance that indicate a different decision should be reached in terms of the principle of development.

5.3 The principle of the proposed single storey elements is already established through national legislation within the General Permitted Development Order, which grants permitted development rights for single storey rear extensions of up to 3m in depth on terraced homes.

5.4 Local and national policies strongly support the delivery of new homes in Arun district on suitable sites within the built-up area boundary. The Adur Local Plan seeks to deliver 20,768 new homes over the Plan period, with only half of this to be delivered on strategic sites across the District. The Plan makes an allowance for 'windfall' developments, new housing delivered on smaller sites

that have not been identified for housing delivery in the higher level strategic Local Plan process.

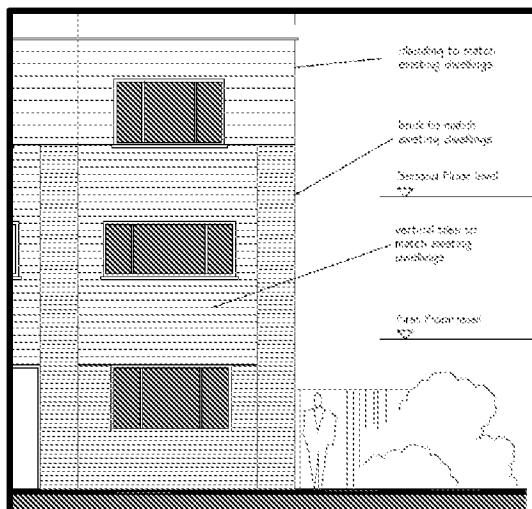
- 5.5 The application site is one such 'windfall' site where a new dwelling can be delivered. The local planning authority previously supported the principle of development at both pre-application (PAA/197/17/) and application stage (LU/350/20/PL) on the basis of the site's location within the built-up area boundary and ability to accommodate a suitably designed new dwelling.
- 5.6 In addition to the above, the Council still cannot demonstrate a 5-year housing land supply to meet their housing requirements. Updated evidence within the 2020-21 Authority Monitoring Report shows that the Council only has a 2.42-year supply of housing land.
- 5.7 In these circumstances, paragraph 11 of the NPPF is clear that applications for new homes should only be refused if any adverse impacts result in "significant and demonstrable harm".
- 5.8 The local housing land supply position and its implications are clearly stated through the Arun District Interim Housing Statement published in February 2021. The Statement underlines the current need for additional housing delivery and the Council's proactive approach to delivering new homes.
- 5.9 The Littlehampton Neighbourhood Development Plan sets out a general spatial plan for the Town. Policy 2 seeks to concentrate new housing and other forms of development within the built-up area boundary.
- 5.10 Policy 3 of the Neighbourhood Plan set at housing target of at least 200 homes above existing commitments and, like the Local Plan, seeks to deliver these new homes on both allocated sites and windfall sites. The policy emphasises the provision of smaller dwellings (2-bedrooms or fewer) on sites within 400m walking distance of designated local centres. Outside of these areas no more than 25% of homes provided should be 2-bedrooms or fewer.
- 5.11 The application site is not within 400m walking distance of a designated local centre and therefore the delivery of larger 4-bedroom dwellings is appropriate. The 4-bedroom dwellings proposed are therefore supported by Policy 3 of the Neighbourhood Plan. The homes also reflect the prevailing characteristics of the surrounding area.

- 5.12 An Updated Housing Needs Evidence Study by GL Hearn (September 2016) shows significant local need for larger homes, with three-bedroom and four-bedroom homes comprising 45-55% of the overall housing need District-wide. The proposals therefore comply with Local Plan Policy H DM1 (Housing Mix) by delivering a new home that addresses a clear identified need for housing.
- 5.13 The application site is considered to be a sustainable location and a suitable location for housing development. The principle of development is therefore acceptable and has previously been established under the original consent.
- 5.14 With regard to the single-storey ground floor rear extension, as set out above the same development could alternatively be completed under permitted development once the new dwelling was completed. However, the completion of these works as a single act of development will reduce the timeline of development and minimise the impact on neighbours, as well as simplifying the construction of the extensions.
- 5.15 An identical extension is proposed at 215 Timberleys, but this could otherwise be achieved under permitted development rights.
- 5.16 The paragraphs below consider in detail the proposed development and its compliance with relevant national and local planning policies. There are no significant impacts of the scheme that would prevent the grant of planning permission.

Design

- 5.17 As addressed in Section 2, the context of the site is a fairly uniform blend of two dwelling types, three-storey flat roofed terraced homes (such as 215 Timberleys) and two-storey terraces under pitched roofs.
- 5.18 The design of the works reflects the character of the existing terrace with the new home replicating the style and layout of 215 Timberleys and the proposed single storey extensions replicating the style and materials of the host properties. Flat roofs are proposed to match the main dwellings.

- 5.19 Surrounding dwellings are predominantly single dwellinghouses with permitted development rights for the extension of these properties, including single storey extensions like those proposed.
- 5.20 The terrace is characterised by two storeys of brick (with tiling at first floor level) and second floor elevations finished with white cladding. The proposed new dwelling has been designed to integrate seamlessly with the rest of the terrace and will be finished in matching materials, with the single storey extensions in matching brick.
- 5.21 As a result the terrace would become a six-house terrace, matching the terrace immediately to the south when viewed from the street and bookending the terrace in plan form.
- 5.22 All houses within the terrace benefit from permitted development rights to add a 3m single-storey rear extension that would match the proposed extensions at 215 Timberleys and 215A Timberleys, and would similarly be required to use matching materials. This would ensure that the proposals are in keeping with possible future developments that would not be controlled by the local planning authority.
- 5.23 The Arun Design Guide SPD (January 2021) advises that residential extensions are *“best achieved through simple and unobtrusive design”*. The proposed designs achieve this by retaining a simplistic form and incorporating matching materials.
- 5.24 The extensions would be a unique addition in the context of the current terrace but are typically residential in nature and would not be incongruous within this setting.



Proposed new home – front elevation

- 5.25 The building would be identical from the street to that approved under the previous consent. As single storey extensions, the proposed additions would not be readily visible from the main road to the north, due to the extensive natural screening between the road and houses.



Existing Site – View from Rear Garden

- 5.26 The proposed layouts are logically arranged with a conventional ground floor layout that likely reflects neighbouring uses. For the new dwelling, refuse storage is discretely located to the side of the property and a cycle store is proposed within the rear garden space.
- 5.27 Both properties would benefit from ample rear garden space and the new property would still benefit from a larger rear garden than neighbouring units.

- 5.28 The Arun Design Guide SPD typically requires 10.5m garden depths for neighbouring amenity reasons, however the properties back onto the adjoining cemetery and the nearest properties to the rear are approximately 200m away.
- 5.29 The extensions would be subservient additions in matching materials to the rest of the property and could be delivered at a later date without express planning permission in any case.
- 5.30 The scale, massing and height of the building is therefore considered to be acceptable in accordance with Local Plan Policy D SP1 (Design) and Policy 22 (Design of New Development) of the Littlehampton Neighbourhood Plan.
- 5.31 The proposals respond to the site and its setting in accordance with the Arun Design Guide SPD (2021).
- 5.32 The proposals accord with all relevant design policies and the development would integrate well with the character of the wider area.

Neighbouring Amenity

- 5.33 Due to the site's location, the proposed new dwelling would have only one immediate, adjoining neighbour (215 Timberleys), also within the applicant's ownership.
- 5.34 The site is within a fairly densely populated residential area of the town and the additional impact of the proposed extensions would not be significant. As set out above, identical extensions could be erected following completion of the approved dwelling in any case.
- 5.35 The required works to deliver the new home will be taking place regardless and will be undertaken at sociable hours. The application proposals could be delivered within the same timescales and avoid multiple periods of disturbance.
- 5.36 The activity from one new home has already been considered by the local planning authority and approved, and it's occupancy would not have a material impact on activity, noise, and disturbance to other residential properties. The proposed new home is typically residential in character and would have no greater impact than existing properties.

- 5.37 The proposed single-storey extensions will project beyond the back wall of the existing terrace but is located to the north of existing dwellings and is only single-storey in height, minimising the impact on neighbours. The siting of the extensions means that sunlight to adjoining properties to the south will not be affected.
- 5.38 The buildings on the eastern side of the road turn away from the application site and would not be materially affected by the new dwelling or proposed extensions.
- 5.39 The proposed development would create an additional off-street parking space to account for the increased parking demand that may arise from the creation of a new dwelling and therefore any additional parking demand has been mitigated.
- 5.40 Therefore, no material neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

- 5.41 The proposed new dwelling would continue to exceed the relevant minimum floor space requirements set out in National Guidance.
- 5.42 The works would increase the internal living space within both dwellings and therefore improve the standard of accommodation without any significant detriment to the size and quality of the outdoor amenity spaces for each property.
- 5.43 The accommodation is logically laid out with ground floor kitchen and dining room, ground floor lounge and upper floor bedrooms and bathrooms.
- 5.44 The proposal therefore meets the requirements of Local Plan Policy D DM2 (Internal space standards).

Transport

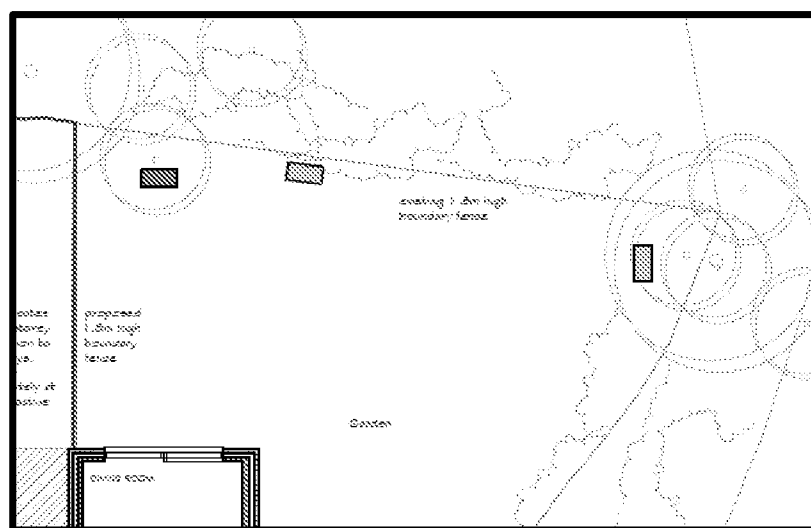
- 5.45 The application site is 35m from the nearest bus stop, and 100m from others on Worthing Road, as well as within walking distance of local services and facilities – including within 800m (ten minutes' walk) of Cornfield School, the Littlehampton Academy and nursery schools. The location of the site offers genuine alternatives to private vehicle use.
- 5.46 A single off-street parking space for each property has been provided – reflective of neighbouring properties.
- 5.47 The additional impact of a single 4-bedroom dwelling would not introduce a significant number of additional vehicle trips and would not have a severe impact on the local road network or highway safety. A detailed transport assessment has therefore not been submitted on this occasion, and these impacts have been found to be acceptable under previous applications.
- 5.48 Parking provision is therefore considered to be appropriate to the scale of development and complies with Local Plan Policy T SP1 (Transport and Development), which seeks appropriate provision of parking, consideration of the impact of new developments on on-street parking demand and supports proposals that reduce the need for travel by private car.
- 5.49 Given the close proximity to local services and sustainable modes of transport the proposals would deliver a four-bedroom family home in easy walking distance to local services, shops and facilities and would minimise reliance on private cars in accordance with the objectives of national planning policies and the Local Plan (Policy T SP1).

Flood Risk and Drainage

- 5.50 The application site is in Flood Zone 1 and the development is therefore not considered to be at risk from flooding.

Ecology and Habitats

- 5.51 A Biodiversity First Impressions Assessment has been undertaken and demonstrates that none of the identified biodiversity indicators apply to the application site.
- 5.52 Given the absence of significant habitats there are not considered to be any significant biodiversity implications for the proposed development.
- 5.53 However, the previous applications identified precautionary measures that would benefit local biodiversity and these measures have been secured by condition. These steps would provide ecological enhancements to the site in accordance with national and local objectives.
- 5.54 These measures are retained under the revised proposals. Product specifications have previously been submitted to the local planning authority.
- 5.55 As part of the development the applicants will install a new wooden bat box within the existing boundary trees on the edge of the site suitable for common Sussex bats including Brown Long-eared, Noctule and Pipistrelle.



Proposed Ecological Measures

- 5.56 A hedgehog nesting box is also proposed close to the boundary fence to provide shelter from wind and will feature an internal tunnel to provide protection from predators.
- 5.57 A thick timber bird box will also be installed with a 32mm entrance hole suitable for the majority of common native birds.

5.58 No vegetation clearance is necessary as part of the development.

5.59 On this basis, the proposals deliver a clear benefit to local biodiversity.

6.0 CONCLUSIONS

- 6.1 The proposals relate to the erection of a new 4-bedroom house at the end of the existing terrace alongside a single-storey extension at 215 Timberleys to match the proposed new dwelling.
- 6.2 The revised plans incorporate a single storey addition to the rear of the properties that will significantly improve the ground floor living space and increase the total floor area and adaptability of both properties.
- 6.3 The principle of a new home in this location has already been established and continues to be supported by relevant local and national planning policies. The proposed single storey rear extensions could both be delivered under permitted development rights post-construction and the proposals therefore streamline the overall development process and timescales.
- 6.4 The development is well designed, preserves the amenity of neighbours and will maintain the consistent street frontage in line with previously approved plans. The impact of the single storey rear extension is minimal and will not have an adverse visual impact on the properties or wider area.
- 6.5 The amenities of neighbouring residents will be preserved, and appropriate provision has been made for required parking, bin storage and outside amenity space.
- 6.6 The site is in a sustainable location with access to sustainable modes of transport and local services including schools.
- 6.8 In the light of the above, the local planning authority is respectfully requested to support the application and grant planning permission.

Lewis & Co Planning
January 2022