



PROPOSAL: Erection of a Replacement Dwelling

SITE: No.188 Elmer Road, Bognor Regis, West Sussex, PO22 6JA

APPLICANT: Mr and Mrs Caplin

Directors:
D J Mead MRTPI
C A Bussett MRTPI

Registered No:
8454299

1.1 Introduction

1.2 This statement supports a full planning application for the erection a replacement dwelling at No.188 Elmer Road, Bognor Regis.

1.3 The proposed scheme reflects the planning objective of the Government, which encourages the delivery of housing where they are located in sustainable locations and comply with other relevant plan policies.

2.1 Application Site

2.2 The application site is edged red on the submitted location plan. It lies within an established residential area of Elmer, which is a coastal village.

2.3 As demonstrated by the street scene drawing and Google Street View, the application site is surrounded by properties of a varied scale and architectural appearances, as well as external materials and build form.

2.4 The site is rectangular in shape and provides for an overall site area measuring circa 331sqm. The application is accompanied by a site survey confirming existing ground levels and other site features, both natural and built.

2.5 The site lies partially within Flood Zone 2 and 3. A FRA has therefore been undertaken which demonstrates that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere.

3.1 Relevant Local Planning Policy

3.2 Arun Local Plan 2011-2031:

- DDM1 – Aspects of Form and Design Quality
- DSP1 – Design
- ECCSP – Energy and Climate Change Mitigation
- WDM3 – Sustainable Urban Drainage Systems

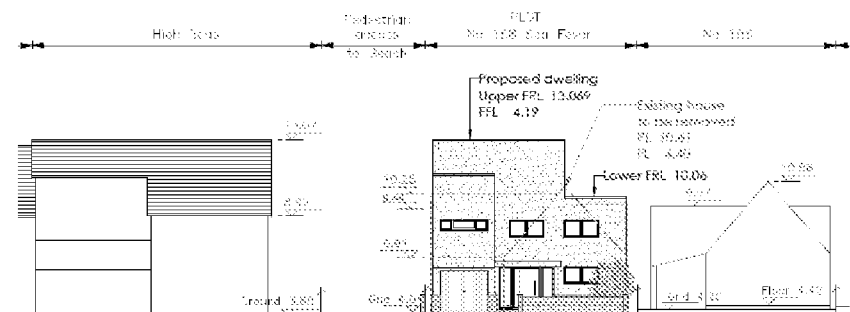
4.1 Justification

4.2 The proposed development seeks permission for the erection of a one for one replacement dwelling, within a defined built up area boundary; hence the principle of this scheme is considered to be acceptable.

4.3 The footprint of the new house will be similar to that of the existing but will adopt a contemporary design, which is considered to comply with paragraph 134 of the NPPF, stating that *'significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'*.

4.4 The proposed dwelling will be a flat roofed, part three-storey and part two-storey property. The three storey element will have a ridge level similar to its adjacent dwelling to the east - High Seas.

4.5 So as to ensure that the replacement dwelling will not have an overshadowing and overbearing impact on No.186 Elmer Road which lies to the left, the proposed ridge level of the two-storey element will be similar to that of the existing:



4.6 To ensure the proposed development will not constitute overlooking impact onto No.186 Elmer Road, the only unobscured glazed window to the western

elevation of the proposed dwelling will be on the second floor, which will not result in a loss of privacy.

- 4.7 The majority of first floor primary windows are positioned to the front and rear elevations of the proposed dwellings, to ensure sufficient daylight and sunlight to permeate into the property.
- 4.8 It is evident from the submitted block plan and street scene drawing that the siting and orientation of the proposed dwelling is identical to that of the existing; the levels of overlooking or overshadowing will therefore not be intensified.
- 4.9 The proposed dwelling will be constructed of materials which harmonise with its adjoining properties and local character. All external materials would be of a high quality and the same would be controlled by a standard condition of planning permission, requiring details and samples to be submitted to and approved in writing by the LPA prior to the commencement of the development.
- 4.10 Hard and soft landscaping would be utilised to create a secure and attractive layout to the development. As per above, it would be controlled by a standard pre-commencement or occupation condition.
- 4.11 The proposed replacement dwelling will be served by the existing vehicular and pedestrian access.
- 4.12 The siting and layout of the scheme would be such that space is clearly attainable for the suitable storage of refuse and recycling within the curtilage of the proposed dwelling as proposed.
- 4.13 With regard to Planning and Crime Prevention, opportunities for the passive surveillance of the development could be achieved from the properties adjoining the site and the proposed dwelling. The site layout and window positions would ensure that parking and access areas are secure as they would be subject to passive surveillance by occupants.

- 4.14 With regard to Part B of the current Building Regulations, emergency vehicles could obtain suitable access to the site from Elmer Road. In case of an emergency evacuation, means of escape from the proposed dwelling would be in accordance with the regulations and sufficient space is provided around properties to afford easy dispersal.

- 4.15 As aforementioned, the site partially lies with flood risk zones 2 and 3; hence a FRA has been commissioned. It confirms that the site benefits from existing flood defences and mitigation measures have also been recommended. It concluded that *'following the guidelines contained within the NPPF, the proposed development is considered to be suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development'*.

5.1 **Conclusions**

- 5.2 The pattern, form and appearance and use of buildings and spaces are particular to each location and contribute to the unique sense of place and cultural identity. Good design, as proposed herewith, should respect the character of its setting and make a positive contribution to reinforcing local distinctiveness.
- 5.3 The physical characteristics of the scheme have been informed by a rigorous process of Assessment, Involvement, Evaluation and Design. The adopted design solution provides for a modern design with a site layout that will maintain if not enhance the character and appearance of the area. It does not slavishly follow past development but is informed by the design and form of surrounding developments.
- 5.4 The proposed dwelling adopts a contemporary design not dissimilar to that of the recently constructed replacement dwelling on No.8 Manor Road (LPA Ref: M/86/20/PL).
- 5.5 The site layout and relationship with existing buildings would allow for adequate daylight and sunlight to penetrate in and between building. It would respect the amenity of occupiers of neighbouring building and those of future

occupants by ensuring their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight, privacy or by overshadowing.

- 5.6 The site arrangement would provide for convenient and more than adequately sized rear garden, whilst parking and access arrangements would not detract from the amenity of adjacent property by reason of increased noise and activity.
- 5.7 It is evident that the proposed development will be constructed with sympathetic materials of appropriate colour and texture to ensure a high-quality build which is befitting of the site. The same, together with hard and soft landscaping, would be reserved for approval as part of a standard condition of planning permission which will allow the submission of details for approval by the LPA prior to the commencement of development.
- 5.8 It is considered that the adopted design proposal would meet with the requirements of all relevant planning policies for the reasons that have been outlined herein and there are no adverse material considerations in this particular case which would warrant the refusal of planning permission.