



HIGHGATE
PLANNING + DEVELOPMENT

PLANNING, DESIGN & ACCESS STATEMENT
Demolition of the existing dwelling and
erection of a replacement self-build dwelling

AT
60 Sea Way, Middleton-on-Sea, PO22 7SA

ON BEHALF OF
Mr. George Vlad

PREPARED BY
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1 INTRODUCTION

- 1.1 This statement has been prepared by HIGHGATE Planning and Development Ltd on behalf of Mr. George Vlad. It is submitted in support of a full planning application for the demolition of the existing dwelling and the erection of a replacement self-build dwelling at 60 Sea Way, Middleton-on-Sea.
- 1.2 This statement sets out the background, planning policy context and planning case for the development, confirming that it would comply with the relevant sections of the National Planning Policy Framework (NPPF) and the adopted development plan.
- 1.3 This statement should be read in conjunction with the following documents:
- Site plan, elevations and floor plans prepared by DOH Architecture
 - Flood Risk Assessment prepared by BP Civils
 - Preliminary Roost Assessment prepared by CT Ecology
 - Bat Activity and Emergence Survey Report prepared by CT Ecology

2 BACKGROUND & POLICY CONTEXT

- 2.1 The site is comprised of a detached chalet style dwelling with living accommodation in the roof space, located to the western side of Sea Way, in Middleton-on-Sea. The site includes a detached garage to the northern boundary, with off road parking in front of the property and a large private garden to the rear.



Figure 1: Approximate Location. Source: Google Maps

- 2.2 The site is within the built-up area boundary. It is covered by a group Tree preservation order (reference "Bognor No. 14"). It is not currently within a flood zone but is predicted to be within 3a by 2031 due to climate change. Other designations include the 200m coastal buffer zone, Middleton-on-Sea character area and the site is also near a Local Flood Risk Zone and a 1:1000 Surface Water Flood Risk area. No other constraints are recorded on the Council's website.



Figure 2: Policy Designations. Source: Arun Council Website

- 2.3 The site has a limited planning history with application 103/22/HH approved for the erection of a detached annex and two non-material amendments to this permission submitted after. There are no applications relating to the dwelling itself.
- 2.4 It is proposed to demolish the existing dwelling and erect a replacement dwelling with associated parking and landscaping. The dwelling will have a basement level, with an underground garage and swimming pool with access onto a sunken patio. Above this will be the living accommodation, with three bedrooms on the first floor and a further three built into the roof space.
- 2.5 Outside the dwelling will benefit from additional parking spaces beyond those of the garage and landscaped private gardens. This is shown on the submitted plans.

3 PRE APPLICATION ADVICE

3.1 Pre-application advice was received in the form of a letter on the 19th July 2024 from Planning Officer Hannah Kersley under the reference PAA/39/24. The officer's advice has been greatly received and has gone on to impact the scheme submitted.

3.2 The Council were supportive of a number of points of the proposed scheme:

- The site lies within the built-up area boundary where development should be focused.
- The replacement dwelling is acceptable in matters of residential amenity
- The proposal appears to meet nationally described space standards.
- The scheme meets parking standards, maintains good access and has no highway safety concerns.
- The proposal is likely to be acceptable as long as flood resilience measures are included.
- The proposal is acceptable for the Area of Character designation.

3.3 The main changes required by the Council and the resulting applicants' responses can be seen below:

"the proposed house is significantly different to that which it will replace and appears to be larger in footprint, scale, and bulk than the existing and surrounding properties."

3.4 A street scene image has been prepared showing the proposed dwelling compared to others in the area which are of greater bulk and scale, demonstrating that the size would be in keeping with the properties nearby. A series of photographs have also been included so show how the dwelling relates to others in the area with a similar form and use of materials.

"Placing a basement in an area of flood risk poses risk in the event of a flooding event. Appropriate and expert advice on this should be sought, but it is thought that an internal and direct access to the ground-floor, perhaps between the Foyer and the Hall, should be provided as an additional means of escape to higher ground in a flood event. The proposal will also, however, need to demonstrate that it will not increase flood risk elsewhere as it appears to represent a large increase in footprint."

- 3.5 A flood Risk Report has been prepared and submitted with this application to address the above concerns, which concludes that the development will not increase flood risk on or off the site and will provide betterment in terms of flood risk and drainage over the existing position. Internal means of escape from the basement, and further information on this and other matters can be seen on page 34 of the report.
- 3.6 In summary, it is considered that the Council's concerns at pre-app stage have been fully addressed.

4 PLANNING POLICY

Planning Policy Overview

- 4.1 This section sets out the relevant planning policy that is likely to be applicable to the determination of the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The following section sets out a review of the Development Plan policy for this site and other material considerations which are of relevance to the principle of the proposed development.

Development Plan

- 4.3 In addition to the Statutory Development Plan, other considerations such as the National Planning Policy Framework (NPPF) and Supplementary Planning Guidance (SPG/SPD) Documents may also be taken into account as material planning policy considerations.
- 4.4 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently in force for this area comprises the Arun Local Plan 2011-2031, the Arun Parking Standards 2020, the Arun District Design Guide 2021 and, in the case of this application, the Middleton-on-Sea Village Design Statement.
- 4.5 The National Planning Policy Framework ("NPPF") and the associated National Planning Practice Guidance ("NPPG") are also important material considerations.
- 4.6 The table below sets out those most relevant to the determination of this application.

Core Strategy Policy	Summary
DDM1	Aspects of form and design quality
DDM2	Internal space standards
DSP1	Design
ECCSP1	Adapting to Climate Change
ECCSP2	Energy and climate change mitigation
ENVSP1	Natural Environment
ENVDM4	Protection of trees
ENVDM5	Development and biodiversity

HERSP1	The Historic Environment
HERDM4	Areas of Character
QESP1	Quality of the Environment
SDSP1	Sustainable Development
SDSP2	Built-up Area Boundary
TSP1	Transport and Development
WDM2	Flood Risk
WDM3	Sustainable Urban Drainage Systems
WSP1	Water

Table 1: Relevant Development Plan Policies

- 4.7 The emerging Local Plan had undergone its Regulation 18 Issues and Options consultation, and the Council was updating parts of its evidence base; however, the emerging requirements indicate that the Council will need to publish its intention to prepare a new Local Plan under the new system by 31st December 2026. This will be completed once more is known about the new unitary authority. It is therefore not considered that it holds any weight in the decision-making or application assessment process.

Neighbourhood Plan

- 4.8 The Middleton-on-Sea Neighbourhood Development Plan was adopted by Arun District Council on the 7th January 2026. The scheme below will be assessed against the policies contained within it. The main chapters of importance are considered to be Chapter 5 for Environmental Protection and Chapter 7 for Character, Heritage and Design.

National Planning Policy Framework (NPPF)

- 4.9 The current iteration of the NPPF came into force in December 2024 and is the overarching government policy for England in relation to the assessment and determination of planning applications.
- 4.10 The NPPF sets out the Government's approach for delivering the homes, infrastructure and places that are needed whilst both protecting and enhancing the natural and historic environment. Paragraph 2 of the NPPF confirms that it is a material consideration for all planning decisions.

- 4.11 In relation to this application, the most important sections of the NPPF are considered to be chapter 2 (Achieving sustainable development), 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land), 12 (Achieving well designed places), 14 (Meeting the challenge of climate change, flooding and coastal change) and 15 (Conserving and enhancing the natural environment).
- 4.12 Specifically, paragraph 8 sets out the three overarching objectives to achieve sustainable development:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 4.13 In relation to housing, paragraph 61 confirms the Government's objective to 'significantly boost the supply of homes' and paragraph 73 identifies the importance of small and medium sized sites for making an important contribution to housing delivery and in quick timescales.
- 4.14 Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.15 The following paragraphs are also considered relevant to this application:
- *Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.*

- Paragraph 131 for the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 135 states that planning policies and decisions should 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;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.16 Paragraph 170 states that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere." It continues to say in para 181, "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment".

4.17 In relation to the determination of this application, the following paragraphs are also considered relevant.

- 4.18 Paragraph 38 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.19 As in this case, the applicants undertook pre-application engagement in line with para 40: *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*
- 4.20 Paragraph 48 addresses determining planning applications and states that decisions should be made as quickly as possible.

5 PLANNING ASSESSMENT

Principle of Development

- 5.1 The site is located within the built-up area boundary of Middleton-on-Sea and, in line with Local Plan policy SDSP2, the principle of development and replacement dwellings is considered acceptable, as this is an appropriate location to focus development.
- 5.2 The site is already occupied by a residential dwelling, and the proposal seeks to replace this. There is no increase in the number of houses on the site.

Character & Design

- 5.3 The current design of the property is of no architectural merit and appears as an unremarkable chalet style property. In contrast, the replacement dwelling would be a high-quality and bespoke design, in a sleek and contemporary finish, emphasised by the feature central gable and overall symmetry.
- 5.4 As previously noted, whilst the replacement dwelling is larger, it is comparable to other properties on the street scene, which includes several sizeable houses. This is shown on the street scene drawing submitted with the application, demonstrating that the size, scale and height are commensurate with neighbouring properties. The dwelling is well proportioned and would fit in with the varied street scene (see below Figure 3).



Figure 3: Street scene comparison. Note number 64 of greater size and scale. Source: DOH architects.

- 5.5 Its overall scale, height, width and bulk are similar to several others within the road, and although slightly larger than the current dwelling on site, due to the large plot size, it can easily be accommodated without appearing cramped or overdeveloped. Larger dwellings already exist in the area on much smaller plots, including those at Nos. 64, 25, 29 and 38. The site benefits from a larger rear garden due to its location on the outside corner of the road. No. 64 is directly comparable, being only 2 doors down and visible

as part of the same street scene. This complies with Section A of policy MOS6 from the Neighbourhood Plan.

- 5.6 The design replicates the form of some of these other dwellings and those in the surrounding area. It would have a symmetrical form, with a front feature gable and entranceway. The dwelling also proposes front dormers, which are common in Sea Way, already featuring at Nos 56, 24, 16, 23 and 31. It is therefore clear that influence from surrounding properties and the context of the area has informed the design.
- 5.7 In terms of materials, the predominant finish for the property and its main feature will be a high-quality stone. The stone can be found to the front gable and on the edges of the property, as well as surrounding the front door. The remainder of the dwelling will be rendered in white or cream to reflect local character. The roof is proposed to be covered in dark grey slate, with dark grey aluminium windows and doors. The image below demonstrates the use of the same stone within the immediate area already.



Figure 3: Image of Stone in the Steetscene

- 5.8 The redevelopment of the site also allows for new soft landscaping and planting around the building.
- 5.9 The site is located within the Middleton-on-Sea Estate Area of Character and therefore the proposal must also comply with the guidelines set out in the Middleton-on-Sea Village Design Statement. The dwelling preserves the area of special character and retains the pattern of dwellings in the area. It is also of the highest quality, comparable in scale to nearby dwellings, and does not overshadow any neighbouring properties. It would utilise the existing vehicular access and has sufficient parking on site so as not to cause on-street parking issues.

- 5.10 In addition, the scheme is considered to comply with policy MOS6 of the Neighbourhood Plan by integrating well with its surroundings, taking influence from local architecture and including the use of the predominant stone for the area and enhancing the built form, being a significant betterment from that which exists on site today.
- 5.11 It is therefore considered that the proposal complies with policies DDM1, DDM2, DSP1 and HERDM4 of the Local Plan, MOS6 of the Neighbourhood Plan and the guidelines set out in the Middleton-on-Sea Village Design Statement.

Heritage

- 5.12 The site lies within the defined Area of Character, which is considered by the Council to be a non-designated heritage asset (NDHA). Policy HER DM4 provides the guidance for compliance. In this case, it is considered that the scheme proposes a low-density scheme for one replacement dwelling on a spacious plot. The main consideration in the area is maintaining the planned layout of Sea Way. The development does not affect the beach huts, which are some distance away off-site.
- 5.13 The council also considered that the proposal was acceptable to the Area of Character designation at the pre-application stage, and this is still considered to be the case now, given the minor level of changes to the scheme from their initial assessment. Policy HER DM4 is therefore to be complied with, as the proposal would not be harmful to heritage.

Neighbouring Amenity

- 5.14 The dwelling is located within a built-up residential area where there is an inevitable degree of mutual surveillance between houses. Despite this, it maintains a high standard of amenity for neighbouring properties.
- 5.15 Due to the location of the dwelling within the plot and the position of the neighbouring properties, the side windows at the first floor do not allow any overlooking to neighbouring gardens as they serve bathrooms and would be obscure glazed so no overlooking would occur. In addition, due to the siting of the plot, there would not be any overbearing or overshadowing effect on the neighbouring properties, which are angled away from the new property.

- 5.16 The proposal is considered to provide a good quality environment for the future occupiers due to significantly exceeding the Nationally Described Space Standards and providing a large private garden for recreation.
- 5.17 The proposal would therefore comply with policies DDM1, DDM2 and QESP1 of the Local Plan and MOS6 of the Neighbourhood Plan.

Parking and Access

- 5.18 In terms of parking and access for the site, the existing site access is to be maintained. This will provide an entrance to a large area for off-street parking suitable for multiple vehicles. The pre-application advice stated a requirement for 3 parking spaces. This can be easily accommodated within the site.
- 5.19 In addition, an underground garage is accessed via the car lift, which provides additional off-street parking. There would be no change in the level of vehicle movements from one replacement dwelling to another. An electric vehicle charging point can be provided on site, and the applicant is happy to accept a planning condition to secure this if needed.
- 5.20 The site is also large and can easily accommodate cycle parking spaces within its curtilage. The site is sustainably located, and cycling offers a realistic alternative to a car.
- 5.21 The proposal is therefore considered to comply with policies ECCSP1 and TSP1 of the Local Plan and the Arun Parking Standards Document.

Flooding and Drainage

- 5.22 The site lies within a Flood Zone 1, and no part of the proposed footprint is affected by ground or surface water flooding issues. The site is predicted to be reclassified as Flood Zone 3a by 2031 due to the impacts of climate change, but this also assumes no defences and flooding may only occur if existing sea defences were not maintained, which is considered highly unlikely.
- 5.23 A Flood Risk Assessment has been submitted with this application. The Planning Officer at pre-application stage confirmed a sequential assessment was not required. The document confirms that flood risk will not be increased on or off-site as a result of the proposal, and that flood resilience measures have been incorporated into the application. This includes raising the floor level by 30cm to provide long term flood

resilience. At the pre-application stage, Council Officers requested further information on the safety of the basement, and this has been incorporated into the report. Calculations demonstrate the proposed system will discharge run-off for the design event without exceedance.

- 5.24 The scheme is also considered to comply with policy MOS2 from the Neighbourhood Plan in respect of taking full account of any existing and predicted flood risk, irrespective of the source of flooding, reducing identified risks and incorporating relevant measures at an early stage of the design process. The systems proposed for this scheme ensure that both the development and the surrounding area are safe for its lifetime and will not increase flood risk elsewhere. Surface water has also been designed to be managed as part of this scheme.
- 5.25 The proposal is therefore considered to comply with policy WDM2 and WDM3, along with policy MOS2 of the Neighbourhood Plan, as well as national policy on this matter.

Ecology and Biodiversity

- 5.26 New landscaping proposal to include both hard and soft elements can be secured by condition to increase biodiversity on site in compliance with policies ENVSP1 and ENVDM5. Although the site is covered by a group tree preservation order, there are no trees on or off the site which would be impacted by the proposal due to the separation distances.
- 5.27 A Preliminary Roost Assessment Report and Bat Activity and Emergence Survey Report have been prepared by CT Ecology and submitted to accompany this application.
- 5.28 It was considered that the building included a small number of potential bat ingress points and potential bat roosting features, and that whilst no bats were located, a small number of scattered bat droppings were found. A presence/absence survey was therefore undertaken. No bats emerged from either building on site during the surveys, so the likely absence of any roosts is confirmed. The report concludes that the proposed works would not cause any impacts to protected species.
- 5.29 The application proposed is for a self-build dwelling and therefore is exempt from providing a biodiversity net gain.

Sustainability & Renewable Energy

5.29 Policy ECC SP2 requires all new residential and commercial development to demonstrate how it will be energy efficient. An important benefit of a replacement dwelling is the significant improvements in energy efficiency that can be made. The dwelling proposes high levels of insulation as well as dual aspect rooms for improved air flow. The following measures are proposed:

- a solar PV system
- heat pump installation
- overall low-energy design approach

5.30 Solar panels will be located on the southern roof slope to generate a source of renewable energy to supply the dwelling. On this basis, policy ECC SP2 is considered to be complied with.

6 CONCLUSIONS

- 6.1 This application proposes the replacement of an existing dwelling with a well-proportioned, bespoke new build property. Although the dwelling is slightly greater in scale, height and bulk than the existing property, it is considered that it is appropriate for the large plot it is sited in, is in keeping with the surrounding area and similar to other dwellings in the immediate locality.
- 6.2 The design draws influence from neighbouring dwellings and local character, form and materials, and complies with the Local Plan, the Middleton-on-Sea Neighbourhood Plan and the Middleton-on-Sea Village Design Statement.
- 6.3 The replacement dwelling would positively enhance the character and appearance of the street scene with a high-quality stone finish. The bespoke design would be an improvement over the existing dwelling. No harm to neighbouring amenity, biodiversity or conflict with highway safety would occur, and there is no increase in flood risk on or off-site.
- 6.4 It is therefore requested that planning permission be granted.