

PLANNING, DESIGN AND ACCESS STATEMENT

Enlargement of Existing Dwelling with Side Extension to Create 4 Bedroom Home



14B Seaway, Middleton-on-Sea, Bognor Regis, West Sussex, PO22 7SA

3rd May 2017

1.0 Introduction and Background

- 1.1 This application seeks a grant of planning permission for the enlargement of the existing dwelling to form a 4 bedroom house.
- 1.2 The application follows several earlier proposals which sought to demolish the existing building and construct a dwellinghouse sited more centrally within the plot. The most recent application (Local Planning Authority (LPA) Ref: M/107/16/PL) was refused on 14th December 2016 as it was considered, by the LPA, that the development would result in an “overdevelopment and intensification of use of the site that would result in a development that is out of character with the area”. Furthermore it was thought that the proposed dwellings “...height and length ... and its proximity to the north eastern rear/side boundary ...would result in an unneighbourly form of development...”
- 1.3 This revised application proposes an extension of the existing lawful dwelling – rather than demolish and rebuild. The resultant enlarged dwelling would be smaller than the dwelling proposed under M/107/16/PL and would be sited some 10-12m from the sites south-east boundary and 8-10m from its north-east boundary. As such, the impact of the extended dwelling upon the amenities of the occupiers of dwellings surrounding the site would be significantly reduced.
- 1.4 Prior to submitting this application a meeting was held, on 16th March 2017, with Mrs Anita Gardener, the case officer for the earlier application (LPA Ref: M/107/16/PL). Mrs Gardener advised that the proposed scheme was an improvement upon the earlier scheme in terms of the dwellings siting, size and massing. She advised that the proposal could be improved further if the height of the buildings main ridge could be reduced. Mrs Gardener felt that this would reduce the perception of bulk and improve the buildings articulation especially when viewed front on from the access drive. Further revisions to the proposed dwelling have been made in response to these comments.



Figure 1 **Application Site**

- 1.4 This statement describes our Client’s proposal and places it in context with relevant national and development plan policy, guidance and advice. It will be concluded that our Client’s application proposal should receive support and be granted planning permission.
- ## 2.0 Application Site
- 2.1 Middleton-On-Sea is a primarily residential suburb located to the east of Bognor Regis. The application site is on the north side of Seaway accessed via a private road running between frontage dwellings Nos.12 and 16 Seaway. A gravel drive provides access to the site as well as two other dwellings (Nos. 14 and 14A).

No.14 is a two storey dwelling located to the north-west; No.14A is a more recent chalet style dwelling to the south-west.

- 2.2 The application site accommodates a 2 bedroom, two storey, flat roofed dwelling located adjacent to the sites north-west boundary. The building has been extended with the addition of a conservatory to the side (south-east elevation). The dwelling has a height of 5.8m and a maximum width and depth of 8.8m and 8.7m respectively. The dwellings elevations are finished with a painted render at ground floor with vertical tile hanging above. Fenestration is white UPVC.
- 2.3 The dwellings garden extends some 10m to the north, 18m to the east and 32m to the south. A single storey outbuilding is located in the sites southernmost corner; a garage and gravel parking area is within the centre of the site.
- 2.4 The land surrounding the existing dwelling is laid to lawn with the sites boundaries defined by mature planting interspersed with several trees. The existing building is separated from the dwellings to the north-west and south-west by approximately 10m and 20m respectively. Distances of between 40m and 55m separate the existing dwelling from Nos. 6, 8 and 10 Seaway to the east.
- 2.5 The application site is located within the designated Urban Boundary and also the Middleton-On-Sea Area of Special Character.

3.0 Proposed Development

- 3.1 Permission is sought for the enlargement and extension of the existing two storey, flat roofed dwelling. The conservatory that is attached to the dwellings south-east elevation would be demolished and replaced by a two storey side addition that would have a length of 12m. The eastern end of the extension would be constructed in a manner that would mimic the footprint

of the host dwelling. A narrower central section would link the two 'wings' together.

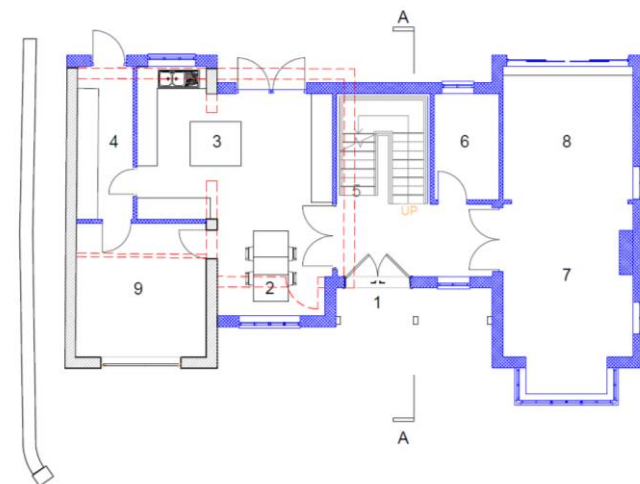


Figure 2 Proposed Ground Floor

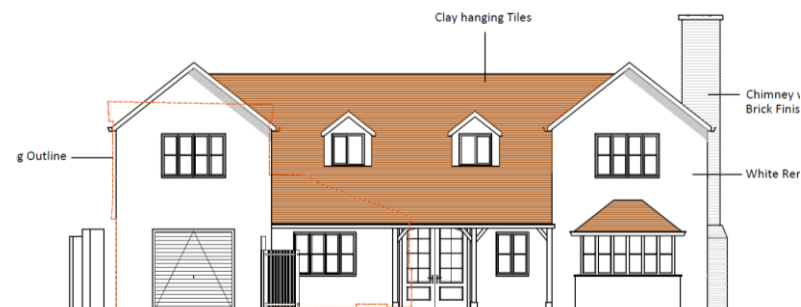


Figure 3 Proposed Front – South-West Elevation

- 3.2 The two 'wings' would be of a traditional two storey height set beneath gabled roofs which would be some 4.9m and 6.9m to eaves and ridge respectively. The central section, which would span between the two wings at 90°, would have a ridge which would be 0.3m lower (i.e. 6.6m). At the front this central section of the building would have eaves set 2.3m above ground level.

The south-west roof plane would accommodate two small gabled dormer windows giving the dwellings principal elevation a varied and interesting, highly articulated appearance. At the rear this part of the dwelling would have eaves would be 4.4m above ground level.

- 3.3 Internally, the dwelling would accommodate an entrance hall, living room, study, kitchen/diner, utility room and store at ground floor with stairs leading to a first floor comprising 4 bedrooms (2 en-suite) together with a family bathroom.
- 3.4 Externally, the dwelling would have painted, rendered elevations sitting beneath a clay tiled roof. At the southeast end of the dwelling would be a brick built chimney stack. Doors and windows would be white UPVC. The dwelling would retain the existing garage door opening to allow access to a storage space which would be used for a combination of domestic, garden and secure cycle storage. A bay window would be provided to the south-west elevation of the living room. This would be built with a clay tiled roof. A new double gateway would allow access to a gravel parking area immediately in front of the dwellings principal elevation.
- 3.5 The application site falls within an area shown on the Environment Agency as "Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)." The site also falls outside of the designated Lidsey Foul Water Treatment Catchment Area.

4.0 Relevant Planning Policy

National Planning Guidance – National Planning Policy Framework

- 4.1 The relevant planning policy documents in respect of this application are the National Planning Policy Framework (27th March 2012) and the policies of the Chichester Local Plan: Key Policies 2014-2029.

National Planning Policy Framework (March 2012)

- 4.2 The NPPF was published by the Government on 27th March 2012. This document supersedes and cancels all previous Planning Policy Guidance notes and Planning Policy Statements.

- 4.3 At paragraph 17 the NPPF sets out its 'Core planning principles'. This paragraph states: -

"Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

... always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...

...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations..."

Design

- 4.4 Section 7 of the NPPF relates to design. Paragraph 56. states "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Paragraph 59 relates to the application of design policies by LPAs. This states "...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..." Furthermore, paragraph 64 states that "...Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Arun District Local Plan 2003

- 4.5 The Arun District Local Plan provides the framework for guiding development in the District until such time as it is replaced by the emerging Local Plan. The key aim of the Plan is to apply the principles of sustainable development in assessing development proposals, striking the balance between the need for development and the protection of scarce resources. Policies and proposals within the Plan seek to guide development to meet needs, such as economic regeneration and housing, and ensure the provision of appropriate infrastructure, whilst protecting precious resources such as the countryside, open spaces and sites important for their nature conservation value.
- 4.6 The “saved” policies of this plan place emphasis upon providing sustainable development. The most relevant “saved” Local Plan policies to this application include the following:
- GEN2 Built Up Area Boundary
‘Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan...’
 - GEN5 Provision of New Residential Development
 - GEN7 The Form of New Development
‘Planning permission will only be granted for schemes displaying high quality design and layout...’
 - GEN12 Parking in New Development
 - GEN18 Crime Prevention
 - AREA1 Areas of Special Character

Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:

- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
- (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;
- (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance

- 4.7 In summary the relevant ‘saved’ policies of the 2003 Local Plan require new development to be, primarily, within existing built up areas and should be of a high quality design and layout, not having a detrimental impact upon either the local landscape, and environment, or the amenities of the occupiers of nearby property. Parking provision for a development should be appropriate to the needs of future occupiers based upon the sites location and access to public transport.

Arun Local Plan 2011 to 2013 - Publication Version showing Modifications – March 2017

- 4.8 The emerging Local Plan sets out a vision for the future of Arun up to 2031. It sets the planning framework for the district and will detail planning policy and identify the amount of development

proposed and where it should be located. It will be used in the consideration of planning applications. The Plan covers the Arun Local Planning Authority Area (LPA). The LPA is Arun District Council administrative area excluding land within the South Downs National Park Authority boundary.

4.9 The Arun District Local Plan 2011-2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Publication Version of the Arun Local Plan was subsequently agreed by the Council in October 2015.

4.10 However, the subsequent examination of the Arun Local Plan was formally suspended on 2nd February 2016 to enable the LPA to reassess the Districts objectively assessed need (OAN) for housing. Having undertaken further work relating to housing need, modifications to the Local Plan were made. A revised version of the document was published which also included several amendments to other policies and text to reflect up to date planning policy. On 22nd March 2017 a number of Main Modifications to the Local Plan were approved by Full Council. On 10th April 2017 the Council commenced a seven week public consultation on the Proposed Main Modifications to the Arun Local Plan.

4.11 The following policies of the emerging Local Plan are considered to be relevant to this application.

- SD SP1 Sustainable development
- SD SP2 Built-up Area Boundary
Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps and permits neighbourhood plans to make appropriate changes to the boundary.
- LAN DM1 Protection of landscape character

‘Landscape character, including its natural features, are conserved or enhanced...’

▪ D SP1 Design

‘All development proposals should be of good quality and demonstrate a high standard of design... All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats’

▪ D DM1 Aspects of form and design quality

‘When considering any application for development the Council will have regard to the following aspects... 1. Character; 2. Appearance / attractiveness; 3. Impact; 4. Innovation; 5. Adaptability; 6. Crime prevention; 7. Trees and woodland; 8. Solar gain; 9. Public realm; 10. Layout – movement; Layout – legibility; Public art; 13. Density; 14. Scale.’

▪ D DM2 Internal space standards

‘The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Standards will provide guidance but development will be encouraged to make the most efficient use of land...’

▪ D DM3 External space standards

‘The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential

development unless the urban density form in town centres requires greater flexibility...’

- ECC SP2 Energy and climate change mitigation

- ENV DM4 Protection of trees

‘Development will be permitted where it can be demonstrated that trees ...in a Conservation Area or contributing to local amenity, will not be damaged or destroyed..’

- ENV DM5 Development and biodiversity
- WM DM1 Waste management
- QE DM1 Noise pollution

Supplementary Planning Guidance

Middleton-On-Sea Village Design Statement, December 2000

4.12 The area was designated an Area of Special Character in 1996 and a Village Design Statement document was adopted in December 2000 as Supplementary Planning Guidance. It is therefore a material consideration in the determination of the appeal and links back to policy AREA1 above. The document provides a detailed assessment of the Area of Special Character and sets out specific design criteria. It considers future developments and notes that proposals should be in harmony with the local context and protect and enhance the characteristics of the area.

4.13 Page 19 provides Design Guidelines. Those relevant to this application are copied below.

Point 3 The characteristic mix of building materials should be maintained and match those of existing buildings;

Point 5 Roofs should be thatch or traditional clay tiles with steep pitches and low eaves;

Point 7 Dormer windows should not dominate the roof and should have pitched roofs. Windows should be of a similar size or smaller than the windows below;

Point 8 The inclusion of chimneys in new designs ...are encouraged;

Point 10 Exterior walls should be rendered and painted in traditional pastel colours;

4.14 Pages 20 and 21 provide the Guidelines for Future Developments and set out 12 specific design issues that should be applied to all new developments. Of these 12 points the 4 that are the most relevant to the application site are:

“Point 3 Ensure that the orientation maintains the privacy enjoyed by neighbouring properties and seek to minimise overshadowing;

Point 4 be in keeping with the scale of existing developments and be well related to adjacent buildings and space;

Point 8 Have a high standard of landscaping which retains, where possible, any existing planting;

Point 9 Have the area in front of buildings substantially soft landscaped;

Point 12 Have sufficient car parking sited sensitively so as not to detract from the visual amenities of the area or soft landscaped areas beside and in front of buildings.”

5.0 Planning Considerations

5.1 As has been explained planning permission is sought for the extension and alteration of the existing two bedroom dwelling to

create a larger 4 bedroom home. This application follows several other applications which have sought consent for either an 'additional' or a 'replacement' dwelling within the same plot – all of which have been refused planning permission and some, dismissed at appeal.

5.2 The application now submitted for the consideration of the LPA is distinctly different to previous proposals.

5.3 **Firstly**, the development would result in the extension and modification of the sites existing dwelling. The two storey building located adjacent to the sites western boundary was granted a Certificate of Lawfulness (LPA Ref: M/76/09/CLE) as a dwellinghouse in 2009. This application would, therefore, modify the existing dwelling rather than replace it.

5.4 **Secondly**, the proposal to extend the existing dwelling has allowed for the retention of a greater amount of space to the north and east of the enlarged dwelling. This has enabled the provision of more expansive separation distances between the extended dwelling and the boundaries of houses to the north and east. Additionally, the dwellings west elevation, facing No.14, would remain largely unchanged retaining the amenity "status quo" between the two dwellings. The consequence of the decision to extend the existing dwelling is that the perceived 'adverse impacts' of the development would be significantly reduced.

5.5 **Thirdly**, the decision to extend the existing dwelling would mean that much of the existing garden would be retained allowing for the retention of much of the garden space around the dwellinghouse.

5.6 **Finally**, the proposed design of the dwelling reflects many of the design guidelines provided within the Middleton-On-Sea Village Design Statement.

5.7 The LPAs reasons for refusal relating to a M/107/16/PL have been considered in detail by the applicant. Rather than 'replacing' the existing dwelling with a new build home, in the centre of the site, it has been decided that an alternative approach would be to utilise the existing structure, and extend it to create a larger and much more attractive home.

5.8 The Council's first reason for refusal in relation to M/107/16/PL stated that the "...design, footprint, height and site coverage of the replacement dwelling ...represents an overdevelopment and intensification of use of the site that would result in a development that is out of character with the area in general..."



Figure 4 Site Layouts - Refused (Left) – Current (Right)

5.9 The LPAs second reason stated that "Given the height and length of the dwelling and its proximity to the north eastern rear/side boundary the proposal would result in an unneighbourly form of development which would be detrimental to the residential amenities of the neighbouring residential area,

5.10 The current proposal would result in a dwelling with a smaller footprint than the one proposed under M/107/16/PL allowing for the retention of a garden some 10-12m from the sites south-east boundary and 8-10m from its north-east boundary. Gaps of only 5.5m and 5m would have separated the dwelling refused under M/107/16/PL from the same boundaries. Consequently, the

coverage of the site by buildings is significantly reduced, allowing for the retention of much of the plots original garden. The proposals would also result in the demolition of the existing garage which occupies a central position within the site. This area would be reseeded and returned to lawn providing a front garden with a length of some 33m.

- 5.11 With regards to height, the proposed dwelling would have an almost symmetrical design with two, 2 storey high wings, set either side of a lower central section. Each of the two wings would have a ridge height of 6.9m – with the central ridge being 0.3m lower at 6.6m. The eaves of the central section would also drop to just 2.3m above ground level.
- 5.12 By contrast, the dwellinghouse proposed under M/107/16/PL had an ‘L’ shaped footprint with a principal roof with its ridge and eaves set at 8.8m and 6.0m above ground level respectively. The revised proposal is, therefore, significantly lower than the previous scheme.
- 5.13 The design of the proposed dwelling has also considered, in detail, the text of the Middleton-on-Sea Village Design Statement (VDS). The design, therefore reflects may of the Design Guidelines stipulated in this SPD. In particular the application building would be constructed with: -
- A traditional clay tiled roof with steep pitched roof and low eaves (at front);
 - Small gabled dormer windows;
 - A brick built chimney stack;
 - Rendered, painted elevations.
- 5.14 Furthermore, the applicant has carefully assessed the Guidelines in the VDS relating to “Future Developments”. The revisions proposed by this application are considered to: -

- Retain the privacy of adjacent neighbours – achieved by increasing separation distances; ensuring first floor habitable room windows are oriented away from sensitive boundaries; removing the previously proposed first floor balconies;
- Reduce the scale of the dwelling to reflect that of the majority of existing houses in the locality;
- Improve the amount of garden space in and around the dwelling;
- Provide sufficient vehicle parking in a manner that would not be visually prominent in views from the south along the private drive.

5.15 The LPAs decision relating to M/107/16/PL also states that there would be an over intensification of use of the site. The applicant is of the view that the existing two bedroom dwelling currently generates a certain amount of activity and movement within the plot.

5.16 It is acknowledged that the use of the site would have intensified under M/107/16/PL. The proposed house, with its large expanses of decking at ground level, together with its first floor balconies, would have been much more visually prominent and noticeable – especially with the building being just 5-5.5m from the sites adjacent south-east and north-west boundaries. It is also possible, with the building being placed within 5-5.5m of some of the sites boundaries, that adjacent property may have been overlooked.

5.17 The design and layout of the current proposal are considered to have addressed these concerns. The extended dwelling would now be further away from the sites sensitive boundaries, and there would be no areas of decking or first floor balconies. Additionally, first floor windows have been carefully positioned in order to reduce the potential for overlooking. Whilst there may

be a slight increase in the amount of activity in and around the building, due to the enlargement of the dwelling (from a 2 bedroom to a 4 bedroom unit), it is considered that the revised design and layout would satisfactorily address any potential harm that might be caused.

- 5.18 Given the foregoing it is considered that the proposed extended dwelling has been very carefully designed and sited in order to both address the council's earlier concerns, and meet the very high standards set by Development Plan policy for new development within an Area of Special Character. It is considered, therefore, that the proposed dwelling would be compliant with current National and Development Plan policy. In particular the development would comply with saved policies GEN 5, GEN 7, GEN 12 and AREA 1 of the 2003 Local Plan; policies SD SP1, LAN DM11, D SP1, D DM1, 2, 3 and ENV DM4 of the emerging Local Plan, and guidance within Sections 6, 7, 11 and 12 of the National Planning Policy Framework.

6.0 Conclusions

- 6.1 In conclusion, our client considers that the scheme now submitted for the consideration has addressed all of the concerns previously expressed by the LPA.
- 6.2 The proposed extended dwelling would be of a bespoke design that sits comfortably within its plot allowing for generous separation distances to be achieved between it and the sites south-east and north-east boundaries. The proposed height, width and footprint of the proposed dwelling are significantly reduced from the one proposed by the previous application. Additionally, the deletion of external areas of decking as well as the first floor balconies has reduced the potential overlooking of adjacent property. Finally, it is of note that the design of the

proposed development has been largely influenced by advice within the Middleton-On-Sea Village Design Statement.

- 6.3 It is considered, therefore, that the proposed extension of the existing dwellinghouse is acceptable and would not have an adverse impact upon either the Area of Special Character or the amenities of the occupiers of adjacent property. As such, the proposed development is acceptable in relation to current National and Local Planning policy. It is respectfully requested, therefore, that the Local Planning Authority views this application favourably and grants planning permission.