

PLANNING, DESIGN AND ACCESS STATEMENT

Minor Material Amendment to Planning Permission M/42/17/HH
(Enlargement of Existing Dwelling with Side Extension to Create 4 Bedroom Home) Addition of 1.2m Deep, Single Storey Extension to Store at South West Elevation & Addition of an Obscure Glazed, Non-Opening Rooflight to North East Elevation



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

12th January 2018

1.0 Introduction and Background

- 1.1 This application seeks a grant of planning permission for a Minor Material Amendment to planning permission M/42/17/HH granted on 10th July 2017. The minor alterations sought by this application to M/42/17/HH are for the addition of a small 1.2m deep front extension to the proposed 'garage' or store at the front of the dwelling together with the addition of an obscure glazed, non-opening rooflight, to the proposed dwellings north-east roof plane.
- 1.2 The permitted scheme proposes an extension of the existing dwelling to Create 4 bedroom home. These changes to the original grant of planning permission would be additional to the very minor alterations recently approved by the Local Planning Authority under application M/128/17/NMA on 22nd December 2017.
- 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.
- 2.6 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.

3.0 Proposed Development

- 3.1 Permission is sought for the extension of the enlarged dwellinghouse permitted under M/42/17/HH with the provision of a single storey front extension. Additionally, permission is sought for the insertion of an obscure glazed, non-opening rooflight to the buildings north-east roof plane.
- 3.2 In effect planning permission is sought to vary condition 2 attached to planning permission M/42/17/HH. This condition stated:

"The development hereby approved shall be carried out in accordance with the following approved plans Existing Site Plan,

Location Plan 16012-101 revA, Proposed Site Plan, Location Plan and Elevations 16012-102 revA and Elevations/Sections 16012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan."

- 3.3 The application submitted seeks to vary this condition so as to allow for these very minor changes to extend the garage/store and insert an additional rooflight to the buildings north-east roof plane.
- 3.4 The extension of the garage/store would be single storey with a width and depth of in height with 4.2m and 1.2m respectively. The extension would be constructed with painted render elevations to match the appearance of the extended dwellinghouse. The extension would sit beneath a hipped, clay tiled roof to match the appearance of the extended dwellinghouse. The purposes of these minor amendments are to (i) provide a more useable storage area, and; (ii) allow a greater amount of natural light into the first floor landing and stairwell area.

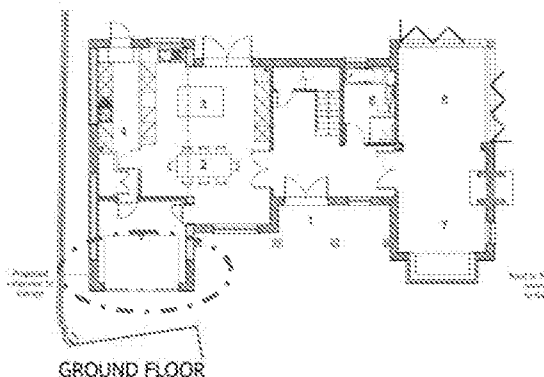


Figure 1 Proposed Minor Changes

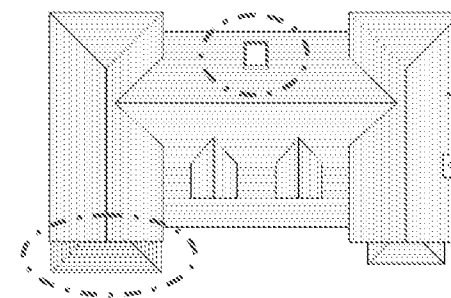


Figure 2 Proposed Minor Changes

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 The principle of enlarging the existing dwellinghouse has already been established under planning application M/42/17/HH. This application proposes a couple of very minor alterations to the original grant of planning permission to enlarge the front ground floor garage/store and to insert an obscure glazed, non-opening roof light to the dwellings north-east roof plane.
- 5.2 The proposed extension would be built with materials to match the existing permitted extended dwellinghouse and so would be in keeping with the approved scheme. The proposed rooflight, being obscure glazed and non-opening would only allow natural light to the dwellings landing and stair area. The proposed rooflight would not result in overlooking of the dwelling to the rear.

- 5.18 Given the foregoing it is considered that the proposed minor alterations to planning permission M/42/17/HH comply with saved policies GEN 5, GEN 7, GEN 12 and AREA 1 of the 2003 Local Plan; policies SD SP1, LAN DMI1, 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 proposed minor changes to M/42/17/HH would have little impact upon either the amenity of the area or upon the residential amenities of the occupiers of adjacent property. It is respectfully requested, therefore, that the Local Planning Authority views this application favourably and grants planning permission.