



MAPLE
— PLANNING &
DEVELOPMENT LTD

REPORT

Planning Statement

Demolition of existing 2 storey dwelling and construction of new 2 storey 4 bedroom dwelling with habitable loft and all associated works.

8 Manor Way
Elmer
Middleton on Sea
PO22 6LA

Executive Summary

This statement has been prepared by Paul Webster MRTPI, a chartered town planner with 24 years of experience working in planning – including time spent in local authority and private practise.

This is a proposal for the replacement of an existing dwelling, within the defined built up area boundary, on a one for one basis. The proposal is of a high standard of design, and will not unduly impact upon the character and appearance of the area; the amenities of neighbouring residents; or upon highway safety and convenience.

There has been a solitary objection to the development. However, that objection is unfounded, and is made without legitimate basis.

The development is fully compliant with the policies of the development plan, and is acceptable in all other regards. As such there is no basis on which to withhold a grant of planning permission.

Description of Proposal

This is a planning application for the replacement of an existing, lawful, detached house, on a one for one basis.

The applicant's mother lives in 10 Manor Way, Elmer. The applicant has purchased the property next door (the application property) to move closer to her.

The existing property is currently in a poor structural condition, with unsuitable foundations, underpinning required, and cracks evident in the building. The existing property is faced in white render and off white timber clapper board.

The proposed replacement house occupies the same footprint, ridge height, and orientation as the existing dwelling.

The new design prioritises the views out towards the English Channel. The main hub of the family kitchen, living, and dining space is on the upper level with wide angled uninterrupted views out. Each of the bedrooms on the first floor prioritise the views out, with circulation space and bathrooms positioned to the front of the building.

The openings to the rear of the building have been specifically designed in order to cut back into the building's volume, rather than to protrude beyond the roofslope in dormer form.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the policies of the relevant development plan documents, unless material considerations indicate otherwise.

In this case the development plan comprises the Adopted Arun Local Plan 2018.

Another important material consideration is the National Planning Policy Framework, the latest iteration of which was published in February 2019.

Paragraph 117 of The NPPF confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The NPPF considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and states at Paragraph 124, that 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.

Planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive and sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate mix of development and support local facilities and transport networks, and create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 130 advises that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Turning to the relevant policies of the Local Plan, the application site falls within the built up area boundary. Policy SD SPD2 suggests that development should be focussed within the built up area boundaries, and will be permitted subject to compliance with any other relevant policies.

Policy DSP1 states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

Some regard should also be had to the emerging Arun District Design Guide January 2021. In relation to proposals for new homes it advises that:

No matter what dwelling, tenancy or ownership type and size, new homes must provide the highest standard of amenity for their occupants by tailoring accommodation to the numbers and characteristics of expected residents; allowing people to settle into their home

for the short or long term. While homeowners do not have a right to uninterrupted views, nor outlook from their property over neighbouring land, it is expected that proposed development will respect neighbouring amenity and not be overly dominant.

The design of new homes should provide clear delineation of public and private spaces; incorporating a 'public front' facing streets and spaces in order to create an attractive public realm with natural surveillance from habitable rooms, and a private 'back' to the rear of the site, providing private garden or shared amenity space. Schemes should ensure consistency in the design of front façades, building line and skyline across plots, while variations in the street scene should be carefully placed and designed.

Supporting Information

Given that the application site falls within a defined built up area boundary, and that the proposal is for the replacement of an existing lawful dwelling – on a one for one basis – there can be no objection in principle.

Instead consideration will have to focus upon matters of detail. In this regard, the primary issues for consideration will be:

1. The design of the proposal, and the resulting visual impact upon the local area;
2. The impact, if any, upon the amenities of neighbouring residents;
3. Highways safety and convenience.

Each of these will be explored in turn as follows.

Design/Visual Impact – As stated previously, the proposed replacement dwelling will occupy the same footprint as that which it replaces, and will be of the same height. As such, in terms of siting and mass, the proposal will have no greater visual impact upon the character and appearance of the area.

In consequence, consideration will have to focus upon the style and architectural detailing of what is proposed. To this end, the design ethos adopted is undoubtedly contemporary in nature, whilst retaining a focus upon simple fenestration and clean lines.

The front elevation is modern, simple and unassuming; sitting comfortably within the context of the application site. The rear elevation incorporates a bolder architectural approach – with a focus on the views out towards the English Channel. The main hub of the family kitchen, living, and dining space is on the upper level with wide angled uninterrupted views out. Each of the bedrooms on the first floor prioritise the views out. The openings to the rear of the building have been specifically designed in order to cut back into the building's volume, rather than to protrude beyond the roofslope in dormer form.

The proposal will function well and add to the overall quality of the area. It is visually attractive and sympathetic to local character and history, and would establish and maintain a strong sense of place, optimising the potential of the site (Paragraph 124 of the NPPF refers).

Moreover, it will make efficient use of land, whilst reflecting the characteristics of the site and local area in the layout, landscaping, scale, massing, character, materials, finish and architectural details. The proposal has been derived from a thorough site analysis and contextual appraisal; adhering to objectives informing sustainable design (Policy DSP1 refers).

The proposal is acceptable in these terms.

Neighbouring Amenities – On the basis that the proposed houses occupies the same footprint, and is the same height as, the existing lawful dwelling on site; it cannot generate any loss of light, or overshadowing, or be unduly prominent, for neighbouring residents.

The only windows to the side elevation above ground floor level are either secondary windows, or serve a bathroom. Those windows can be fitted with obscure glazing if considered necessary; and this can be required in perpetuity through the imposition of an appropriate condition.

The proposal is acceptable in these terms.

Highways Safety – The replacement of one dwelling with another will not generate a material increase in vehicular movements to and from the site. Moreover, the vehicular access and parking arrangements are proposed to remain unchanged. In these circumstances the proposal will have no material impact in terms of highway safety and convenience.

The proposal is acceptable in these terms.

For the reasons explored, it is clear that the proposal is entirely compliant with the relevant policies of the development plan, and that it is acceptable in all other regards. As such it is hoped that a grant of planning permission will be forthcoming in due course.

Representations

This planning application was registered by the Council on 24th November 2020

To date there has been one third party representation objecting to the proposal, which states, in full, that:

'The height of the accommodation seems out of keeping with other buildings and is in our sight line and would be the only three storey building in the area that I am aware of, except of the old coastguard station, three decks which is an historic part of the area.'

The objector's conclusions would seem to have been drawn without full regard to the submitted documentation and, in particular, the Design & Access Statement. Fundamentally, what is proposed is no taller than what currently stands on site.

Breaking the objection down into its component parts:

The height of the accommodation seems out of keeping with other buildings – **The proposed house is no taller than that which it would replace. There will be no change in this regard.**

is in our sight line – **Just because a development is visible it does not mean that it causes material harm. The correct policy test is whether what is proposed is acceptable in terms of the visual impact upon public interests. For the reasons explored in the preceding section, the proposal is entirely acceptable in these terms.**

would be the only three storey building in the area – **The proposal is not for a three storey building, but is instead a two storey building – with rooms in the roofspace. Importantly, and as stated above, the proposed house is no taller than that which it replaces.**

The objection is unfounded, and the proposed development is fully compliant with the policies of the development plan.