



DESIGN AND ACCESS STATEMENT

ERECTION OF AN ENCLOSURE TO THE MAXIMUM HEIGHT OF 4M TO FORM A PADEL TENNIS COURT

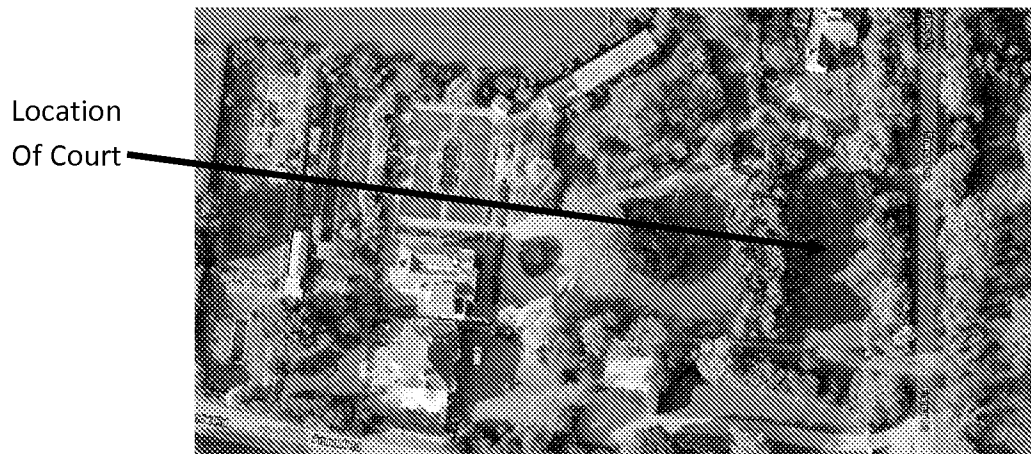
SELDEN COURT, FRANCE LANE, PATCHING

1. ASSESSMENT

Physical Assessment

- 1.01 Selden Court is a residential property located on the west side of France Lane, to the north of the old Arundel Road. The property comprises a large detached dwelling set back from France Lane within extensive grounds. The more formal gardens are located to the north and north-west of the property whilst the land forward of the house is generally lawned with some mature shrub and tree planting. Close to the northern boundary lies an outbuilding which is used for purposes incidental to the residential dwelling and there is a further double garage to the south of this.
- 1.02 To the south of the existing dwelling lies Selden Manor, a large detached residential dwelling. To the north east of Selden Court lies Selden Lodge which is located adjacent to France Lane.
- 1.03 The padel tennis court is proposed to be located on an area of lawn adjacent to the France Lane frontage. To the south of the site lies the access drive which serves Selden Court. To the north, is a further access which is not used by the current occupier. This particular part of the garden is therefore visually enclosed by the access tracks and dense roadside planting, much of which is evergreen. To the west of the siting for the tennis court is a line of fir trees which further contains the application site and visually separates it from Selden Court and Selden Manor.
- 1.04 The site is located outside any built up area and is therefore located in the countryside in policy terms. The site is also located within the South Downs National Park. The site is however currently in residential use and there are residential properties located to the north and south of the application site. The residential properties in this location with their domesticised gardens and boundary

planting form a distinctly different character from the surrounding open agricultural downland.



Planning Policy

- 1.05 Local development plan policies are contained within the Arun District Local Plan 2003. Whilst the site is located in the countryside in planning policy terms, it is located within an established residential curtilage where development incidental to the enjoyment of the dwelling is acceptable subject to normal development control criteria. Policy GEN7 'the form of new development' is therefore the most relevant policy applicable to this application. The most relevant criterion is (iv) which allows for development provided it does not have an unacceptable adverse impact of adjoining occupiers, land, uses or property. It is considered that the proposal is compliant with this criterion in that it is located well within the boundaries of the site with significant distances between adjoining residential properties and intervening landscaping. The proposal will not therefore impact on the visual amenities of adjoining occupiers. Furthermore, the use of the land will not change and will continue to be used for purposes incidental to the enjoyment of Selden Court and will not therefore result in a material change in use of the land.
- 1.06 The site is located within the South Downs National Park where PPS7: Sustainable Development in rural areas states the conservation of the natural beauty of the landscape and countryside should be given great weight in planning policies and development control decisions in these areas. As previously described, this part of France Lane has a residential character and is characterised by gardens contained by mature landscaping, some of which is of a domestic nature. The proposal, being located on garden land and enclosed by landscaping will not, it is submitted, cause harm to the wider landscape or to the purpose of the National Park designation.

2. EVALUATION

- 2.01 The siting of the padel tennis court and enclosure has been derived from the need to minimise its impact on the character of the surrounding designated landscape, whilst being appropriately located in relation to the existing dwelling and adjoining residential properties. The area of land on which it is proposed to be sited lends itself to the proposal being an area of level lawn, screened on three sides by mature trees and hedgerows.
- 2.02 The only potential public view of the proposed enclosure would be from France Lane, however due to the dense roadside hedging, much of which is evergreen, views, if any, would be restricted. Furthermore, given the residential character of this part of the lane, a facility for the private enjoyment of the dwelling would not be out of character. The court will be located 11.5 metres back from the existing access so that views through the existing access way would again be limited and further landscaping could provide an enhancement. There is a further disused access to the north of the proposed court, but there is significant landscaping between it and the proposed siting which again precludes views through this access point.
- 2.03 The proposed court enclosure would also be well screened from the existing property by a row of fir trees, preserving its existing landscape setting of formal gardens. The trees and other mature landscaping also prevent views from the adjoining property to the south west, Selden Manor. Further mature landscaping exists between the proposed siting and Selden Lodge to the north, which precludes any visual impact on that property.
- 2.04 It is therefore submitted that the proposal has been considered having regard to the policy context, particularly in so far as it relates to the amenities of adjoining properties and the character of the rural area and represents the most appropriate siting for this incidental residential development.

3. DESIGN

Amount

- 3.01 The application proposal relates to the provision of a court measuring 10m x 20m and surrounded on all sides by an enclosure to a maximum of 4m in height. The northern and southern ends will comprise toughened glass panels to a height of 3m with wire mesh above to the height of 4m. The eastern and western sides will be

largely wire mesh to a height of 3m although at either end there will be further glass panels with mesh above stepping up from 3m to 4m in height.

Layout

- 3.02 The layout is as indicated on the submitted plans and the reason for its location is set out in the Evaluation section above.

Landscaping

- 3.03 The site already benefits from mature landscaping on three sides and the court and enclosure has been positioned so that it does not affect any of that existing landscaping. It is not considered that any additional landscaping is necessary, however should the Local Planning Authority require it, additional landscaping could be located to the south east of the proposed court adjacent to the existing main access.

Appearance

- 3.04 The structure is lightweight in appearance being constructed of wire mesh and toughened glass panels. It will not therefore represent a solid or overbearing structure with views maintained across the site. The land will continue to be used for purposes incidental to the enjoyment of the dwelling and a structure of this nature is not out of context in that regard.

4. ACCESS

- 4.01 There are no implications for access arising from this proposal. The existing residential access to the south of the proposed court and enclosure will be maintained.