

PLANNING STATEMENT
LAND WEST OF INGLENOOK HOTEL, PAGHAM ROAD,
BOGNOR REGIS



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Site	Land to west of Inglenook Hotel, 255 Pagham Rd, Nyetimber, Bognor Regis PO21 3QB
Project	S73 minor material amendment and variation / removal of planning conditions of planning permission granted under appeal ref. W /4001476
Applicant	Future Group Development
Our Ref	W 1830
Date	August 2021
Version	20210826

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Introduction

1. W haleback Planning & Design is instructed by the applicant to prepare and submit an application under s.73 of the Town and Country Planning Act 1990 (as amended), for a minor material amendment to the approved scheme including variation of Condition 2 (drawings) and Condition 16 (external lighting of roads and footpaths), and removal of Condition 11 (footpath access through the Hotel site) and Condition 13 (signage of the vehicular access previously proposed) of the planning permission granted under appeal Ref. W/4001476 (LPA Ref. P/58/19/PL). The variation of conditions is sought primarily due to access now being proposed through Spinnaker View within the residential site to the south of the application site, rather than being accessed through the Public House site as was previously proposed. Minor amendments are also sought to the proposed dwelling designs.
2. The LPA advised that as the new access entrance falls outside of the original red-lined application area, this entrance to the access should be applied for under a separate application for planning permission. Therefore, a separate planning application has been submitted alongside this s73 application, the two applications are to be considered together.
3. This Planning Statement sets out clearly the amendments to the approved scheme which are proposed, and an explanation of conditions which require variation / removal.

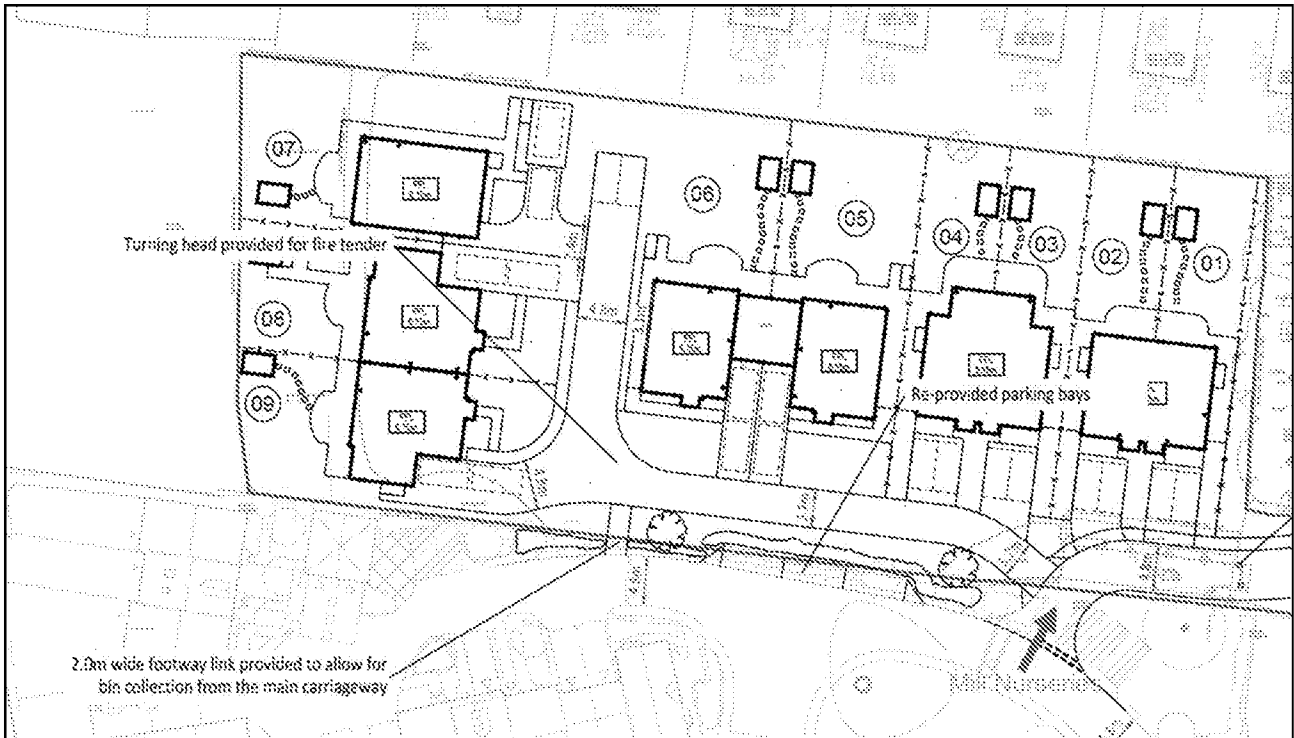
Site and Surroundings

4. The proposed development site is located to the rear of the Inglenook Hotel, which is on the west side of the Pagham Road, in the settlement of Nyetimber, the civil parish of Pagham and in the Arun District of West Sussex.
5. The application site is located behind the Inglenook Hotel, directly adjacent to a new-build housing development to the south of the site (40 dwellings, application Ref. P/125/14/PL). Under the approved scheme it was proposed that the site be accessed through the existing Hotel access and car park as no alternative access was available to the applicant at that time. It is now proposed that the development would be accessed from Spinnaker View within the housing development to the south of the site.

Development Proposal

6. Under appeal Ref. W/4001476, planning permission has been approved for the development of the site for 9 dwellings and associated access, parking and landscaping. The appeal scheme proposed access through the Inglenook Hotel site, as at the time it was not possible to agree an access from the recent development to the south of the application site (Spinnaker View:). Following the grant of this planning permission, the adjacent landowner has come forward with an offer to allow vehicle and pedestrian access to the application site via Spinnaker View to the south, which now represents a viable alternative to the existing Hotel access. It is therefore now proposed that vehicular and pedestrian access be gained from Spinnaker View, and regular access through the Hotel site is no longer necessary or proposed. Access through the Hotel site would remain as now for visitors to the Hotel car park and for emergency purposes only and the proposed alternative footpath through the grounds of the Inglenook

Hotel' secured by Condition 16 of the previous permission will also be removed from the plans as this is now unnecessary.

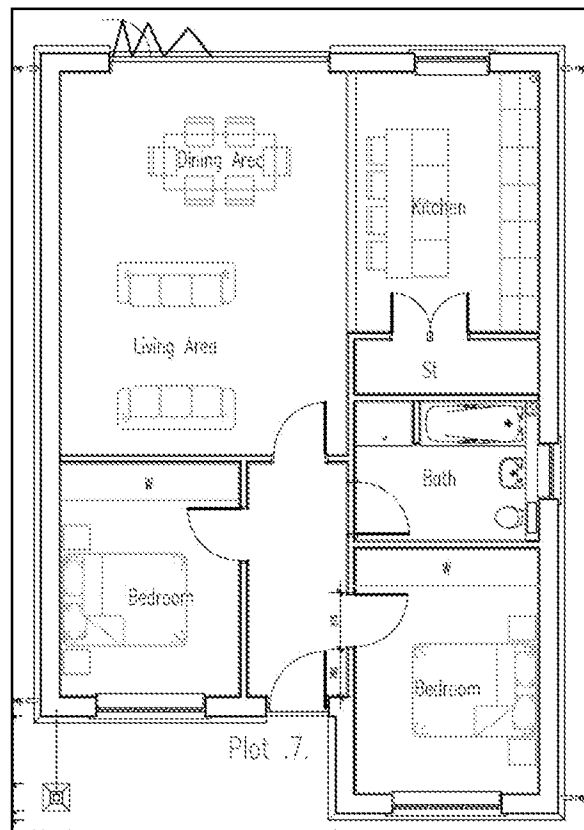


The proposed site layout and access from Spinnaker View.

7. In addition to this change, minor material amendments are proposed to the design of five of the nine dwellings (units 5, 6, 7, 8 and 9); accommodation is now proposed in the roofs of units 5, 6, 8 and 9, served by rooflights and roof dormers, and in unit 7 (the bungalow) a revised 2-bedroom internal layout is proposed.



Example dwelling elevations ' units 8 and 9.



Unit 7- revised internal layout proposal.

8. These amendments require the variation of Conditions 2 and 16, and the removal of Conditions 11 and 13, as set out below.

9. Condition 2 states that:

The development hereby approved shall be carried out in accordance with the following approved plans: 1594-01A Location Plan (existing), 1594- 04 Topographical Survey, 1594-05 Topographical Survey, 1594-06B Site Plan 1:200, 1594-13F Site Plan 1:500, 1594-07 House Plans (units 1-4), 1594-08 House Plans (units 5-6), 1594-09 House Plans (units 8-9), 1594-14A House Plans (unit 7).

10. It is proposed that Condition 2 be amended to list the drawings now submitted which reflect the amended scheme.

11. Condition 16 states that:

No part of the development shall be first occupied until there has been submitted to, and approved in writing by, the Local Planning Authority, a scheme to show how the following will be lit during darkness hours.

i) the access road

ii) the alternative footpath through the grounds of the Inglenook Hotel

The scheme will show the type of light appliance, the height and position of fitting, illumination levels and light spillage. The details shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and should seek to conform with the recommendations within BS5489:1- 2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. No part of the development shall be occupied unless and until the lighting approved has been installed. Thereafter, these details shall be permanently retained and maintained in accordance with the approved details.

12. It is proposed that Condition 16 be amended to seek details of external lighting of the development itself and the road providing access from Spinnaker View. The reference to 'the alternative footpath through the grounds of the Inglenook Hotel' should be removed. The access road through the hotel site will not require any external lighting as it is only proposed to be used for emergency purposes.

13. Condition 11 states that:

No part of the development shall be first occupied until there has been submitted to, and approved in writing by, the Local Planning Authority details of how the footpath access in the grounds of the Inglenook Hotel will be made accessible in perpetuity to residents of the new houses. No part of the development shall be first occupied unless and until this footpath has been provided in accordance with the details hereby approved and it shall thereafter be retained at all times for this purpose.

14. It is proposed that Condition 11 be removed as the access through the Inglenook Hotel site is no longer proposed.

15. Condition 13 states that:

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a scheme of signage/visual measures to alert

drivers entering the access from Pagham Road of the potential for pedestrians to be in the road. No part of the development shall be occupied unless and until the approved measures have been provided in full. Thereafter, these features shall be permanently retained.

16. It is proposed that Condition 13 be removed, as the vehicular access from Pagham Road is no longer proposed.

Relevant Planning History

17. P/58/19/PL - Erection of 9 No. dwellings with associated access, parking cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building ' Refused 05/03/2020; Allowed on appeal 18/12/2020 (Ref. W /4001476)

Planning Policy Framework

18. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

National Planning Policy Framework

19. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
20. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
21. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun District Local Plan 2011-2031

22. The LPA, in refusing application AL/115/17/OUT, referred to the following policies in its Decision Notice, these are therefore considered to be the main relevant policies for the new application:
 - ¿ Local Plan Policy C SP1 Countryside
 - ¿ Local Plan Policy H DM1 Housing Mix
 - ¿ Local Plan Policy ENV DM2 Pagham Harbour
 - ¿ Local Plan Policy D SP1 Design

- ¿ Local Plan Policy D DM1 Aspects of form and design quality
- ¿ Local Plan Policy D DM2 Internal space standards
- ¿ Local Plan Policy AH SP2 Affordable Housing
- ¿ Local Plan Policy OSR DM1 Open Space, sport and recreation
- ¿ Local Plan Policy T DM1 Sustainable Travel and Public Rights of Way
- ¿ Local Plan Policy INF SP1 Infrastructure provision and implementation

23. Relevant Supplementary Planning Documents include:

- ¿ SPD1 Open Space and Recreation Standards
- ¿ SPD3 Parking Standards

Pagham Village Design Statement (November 2007)

24. As a non-statutory document, the Pagham VDS informs the design of proposed development.

Planning Appraisal

Principle of Development

25. The principle of development has been established through the planning permission granted under appeal Ref. W/4001476. The Council's Local Plan is also out of date, by virtue of a failure to maintain an adequate five-year housing land supply.
26. The only grounds of dispute at appeal related to the proposed highway access through the Inglenook Hotel site. Whilst it was concluded by the Inspector that the access previously proposed (via the existing Hotel access) was safe and entirely appropriate, it is now proposed that this access be omitted, and that access be provided from Spinnaker View within the recent housing development to the south which has now emerged as a viable offer from the adjacent landowner. The principle of development remains acceptable; the development will deliver nine dwellings and no significant harm would be caused.

Access

27. The vehicular and pedestrian access now proposed is a simpler solution than the access previously proposed through the Inglenook Hotel site. Access via Spinnaker View would take the form of a 4.8m wide bellmouth supported by asymmetric radii of 5.0m on its eastern side and 6.0m radii on its western side. A 3.7m wide vehicle crossover spur from the realigned access serving plots 3 ' 9.
28. The existing access into the site from the Hotel site is no longer necessary or proposed. Removable bollards would be installed to block this existing route which would be removable for emergency purposes only.

29. The newly proposed access provides full visibility splays, and vehicle tracking routes have been submitted to demonstrate that refuse, delivery and emergency vehicles can enter the site and turn.
30. Pedestrian access is proposed as a shared access arrangement, with a 2.0m wide footway link proposed between the new road and Spinnaker View.

Landscape Character and Visual Impact

31. The development now proposed would have a very similar visual impact to that previously approved.
32. To units 5, 6, 8 and 9, accommodation is now proposed in the roof in the form of a master bedroom and en-suite bathroom. Externally, rooflights and small roof dormers are proposed to create roof level accommodation. The resultant appearance would be very similar to that already approved and the new features would cause no visual harm. To unit 7, a minor change is proposed in the form of the rear glazed door arrangement now being a set of bi-fold doors, again no visual harm would be caused.

Neighbouring amenity

33. The proposed dwellings would retain the same spacing to neighbouring properties as the previously approved scheme. The proposed dormers and rooflights would be visible from neighbouring properties, but the views provided by these features would be similar to the approved first-floor windows so no significant additional harm to neighbouring privacy would be caused. Overall, the proposed scheme would result in an appropriate relationship with neighbouring properties on all sides.

Housing mix / amenity of future occupiers

34. The proposed dwellings 5, 6, 8 and 9 would be four-bedroom units rather than the three-bedroom units previously proposed. Units 1, 2, 3 and 4 remain as previously proposed, and Unit 7 would remain a two-bedroom bungalow with an altered internal layout. The resultant mix of units would be 4x 3-bedroom houses, 4x 4-bedroom houses, and 1x 2-bedroom bungalow. This is an appropriate mix of unit sizes, with a greater degree of variation than previously approved, and would contribute to meeting the housing needs of the district which are currently in deficit.
35. All of the proposed dwellings would comply with Nationally Described Space Standards and would provide a high standard of internal accommodation and outdoor amenity space as well as Unit 7 which remains an accessible bungalow house type.

Other matters

36. In all other regards, the amended scheme now proposed would have a very similar impact to the previously approved scheme and all conditions other than conditions 2, 11, 13 and 16 can be reapplied without amendment.

Conclusion

37. The proposed amended access from Spinnaker View is a simpler solution than the previously approved access through the Hotel site. Vehicle tracking routes have been submitted to demonstrate that the proposed access provides adequate manoeuvring space and full visibility splays would be provided. Revisions to the proposed dwellings comprising roof level accommodation to four of the houses would cause no significant harm to neighbouring amenity and an appropriate appearance would result. It is

therefore requested that planning permission be approved with the requested conditions varied / removed.

Engagement with the Local Planning Authority

38. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to W haleback Ltd via the contact details set out below.

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