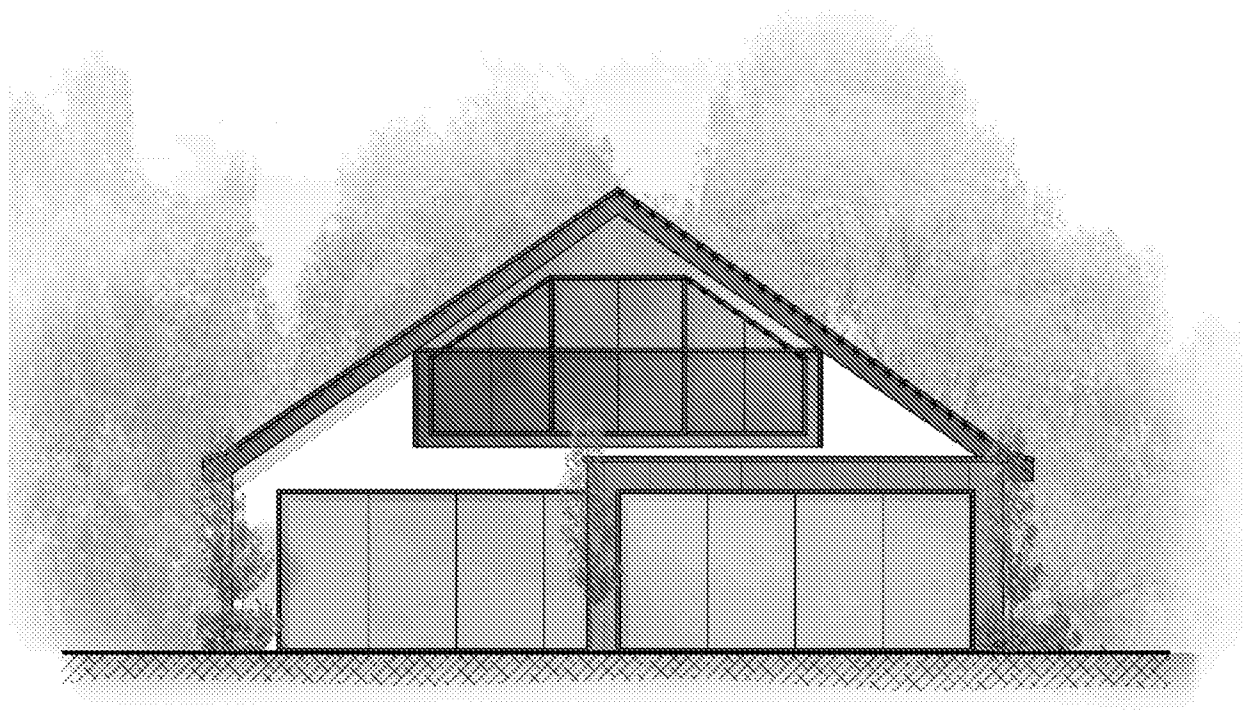


Planning submission for a proposed replacement dwelling at:

**12 East Front Road,
Pagham,
Bogner Regis,**

PO21 4SU



**On Behalf of
Mr & Mrs Hawtree**

February 2022

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1.0 Introduction

Twenty 20 Architecture Ltd have been instructed by the property owners Mr & Mrs Hawtree to prepare a planning application for a proposed replacement dwelling at 12 East Front Road, Pagham, Bogner Regis.

It is to be read in conjunction with the supporting drawings and documentation provided within the planning application.

The drawings and documents submitted with the application are as follows: -

- Design, Access and Planning Statement (this document)
- 2020 - P0096 - 01 (Proposed Site Layout) (1:250)
- 2020 - P0096 - 02 (Proposed Floor Plans) (1:100)
- 2020 - P0096 - 03 (Proposed Elevations) (1:100)
- 2020 - P0096 - 04 (Proposed Garage) (1:200)
- 2020 - P0096 - 05 (Comparison Elevations) (1:100)
- 2020 - P0096 - LP (Site Location Plan) (1:1250)

2.0 Existing Site Analysis

The site is on the southern side of East Front Road, Pagham. The site lies approximately 6.2km south west of Bogner Regis Railway Station and Bogner Regis town centre and is within a designated Area of Character.

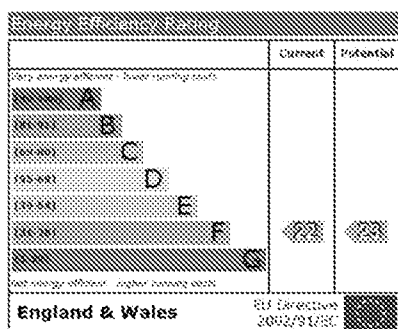
The site currently comprises of an existing substandard residential property together with its curtilage. The existing dwelling is located towards the southern boundary of the site and is set back from East Front Road, with an existing garage fronting East Front Road.

The site has been owned by the applicant for five years. The existing property is built around two reclaimed railway carriages with additions added to the centre, front and rear, to create extra space. These works were carried out prior to my clients purchase of the property.

The site slopes from its highest point on the southern boundary, down to East Front Road by approximately 2.5m.

Access to the site is currently gained from East Front Road via an existing area of hardstanding and garage. The frontage of the site with East Front Road is open.

The existing dwelling offers little visual merit and is very poor in terms of energy efficiency by modern comparison, as highlighted by the diagram below.



12 EAST FRONT ROAD, PAGHAM, BOGNER REGIS, PO21 1SU



3.0 Site Context

The site is 0.04 hectares in area and rectangular in shape. It is situated on the western end of East Front Road set within an area of detached houses of eclectic designs and forms.

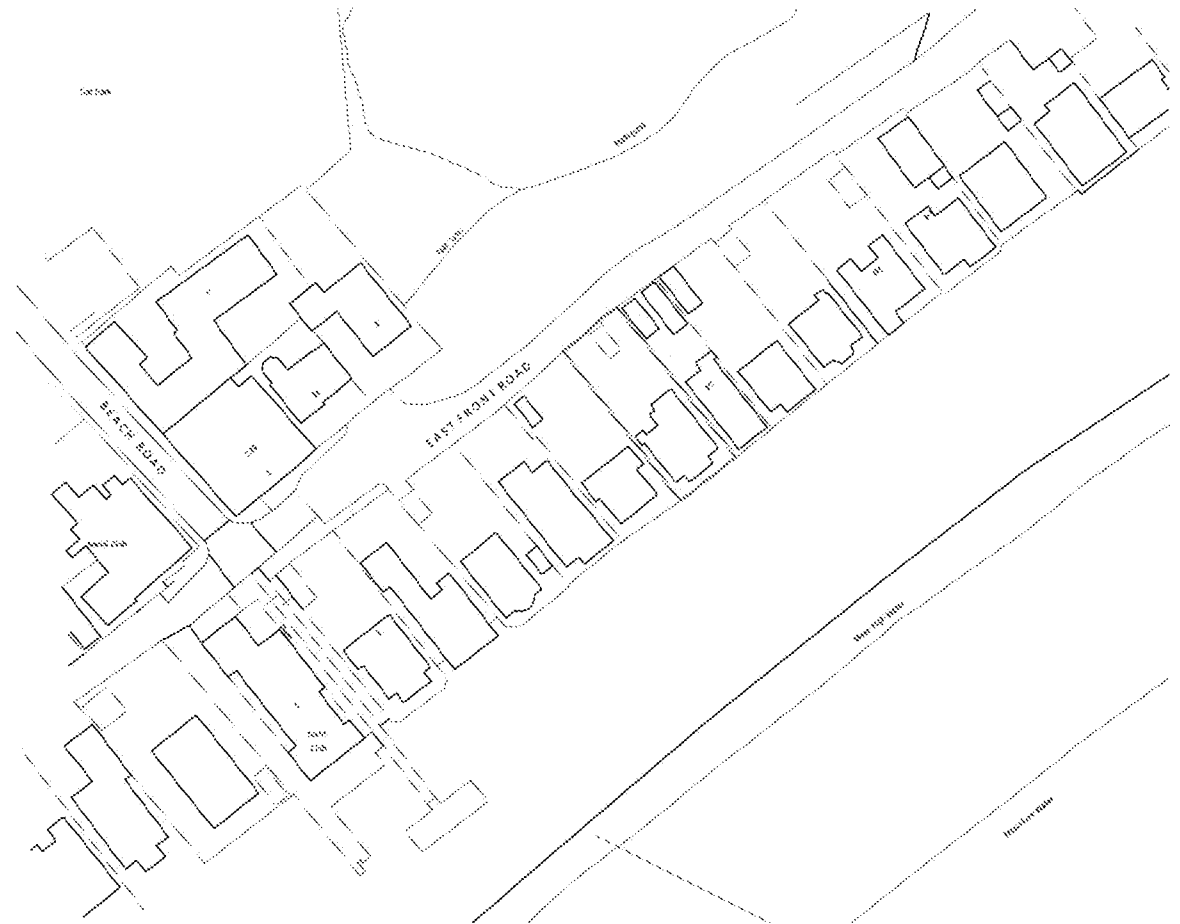
The street scene is comprised of dwellings that are mixed in character, appearance and height, with numerous replacement dwellings having been constructed in recent years, some with mezzanine first floor levels. Dwellings are generally formally located within their plots with a distinctive building line to the southern (beach) boundary. There is a wide range of architectural designs and styles throughout East Front Road and the wider area.

To the east and west of the site lies 10 & 14 East Front Road respectively, both extended over the years. The southern boundary of the site abuts Pagham Beach. The western boundary abuts East Front Road with further residential development beyond.

The character of Pagham Beach Estate derives from the distinctive consistency of scale, height, layout, form and spacing and from the individual designs of the buildings

The proposal has been designed to fully take into account the above guidance as well as relevant Local Plan, NPPF and Pagham Beach Estate policies.

Existing trees and hedges are proposed to be retained.



12 EAST FRONT ROAD, PAGHAM, BOCHER REGD. POOL (SU)

4.0 Pre-Consultation

Pre-Consultation packs were sent to Pagham Parish Council and Pagham Beach Holdings. The information within these consultation packs, along with consultee responses can be found within [Appendix 1](#).

Following consultation with the above, the following updates have been included within the application and submission documents:

- Existing trees to be retained
- Foundations to be engineer designed and piling is envisaged
- Detailed Flood Risk Assessment to address recent Planning Authority measures with regard to coastal erosion

5.0 Relevant Planning Policies

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) introduces a pro-growth agenda for the planning system. At its heart is the presumption in favour of sustainable development that means that the grant of planning permission for development should not be held up unless to approve it would be against the collective interest.

National policy relevant to the application includes:

- Arun Local Plan policies reiterate Section 12 of the NPPF in that policy D SP1 of the Arun Local Plan requires all development proposals 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. Policy D DM1 sets out a 15 point criteria against which development is assessed. Further, Policy D DM4 of the Arun Local Plan requires accordance with 5 point criteria when assessing applications for extensions and alterations to existing buildings. Paragraph 127, 130 and 131 of the NPPF are relevant.
- Para 127 of the NPPF states decisions should ensure development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places with a high standard of amenity for existing and future users.
- Para 130 of the NPPF states where the design of a development accords with clear expectation in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- Para 131 of the NPPF states in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- Policy D SP1 of the Arun Local Plan is consistent with the above paragraphs of the NPPF in that it requires development proposals to reflect the characteristics of the site and local area in their layout, massing, character, materials, finish and architectural details. Policy D SP1 requires development proposals to have derived from a thorough site analysis and context appraisal. Policy D DM1 of the Local Plan mirrors para 127 of the NPPF in that it sets out a criteria against which development should be assessed against; including character, appearance/attractiveness, impact, innovation, layout, density and scale.
- Development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies as a whole, or specific NPPF policies indicate development should be restricted (para 14);
- Planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17);
- Planning authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (para 17);
- LPAs are required to boost significantly the supply of housing by ensuring that the local plan meets full, objectively assessed needs for housing and maintaining a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements (para 47);
- Housing applications should be considered in the context of the presumption in favour of sustainable development (para 49);
- 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 (para 56);
- Planning policies and decisions should optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including green and other public space as part of developments) and support local facilities and transport networks (para 58);

- Planning policies and decisions should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para 58) and policies and decisions should not seek to impose architectural styles or particular tastes (para 60);
- Planning applications should encourage the effective use of land by re-using land that has previously been developed (brownfield land), provided that it is not of a high environmental value (para 111).

Arun District Council Development Plan Policies:

Policy SD SP1 Sustainable Development

- When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

Policy D SP1 Design

- 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.

With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

Policy D DM2 Internal Space Standards

- The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

Policy ECC SP1 Adapting to Climate Change

- The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

Location (in relation to flood risk and vulnerability to coastal erosion);

Water efficiency;

Shade, cooling, ventilation, solar gain;

Connectivity to the green infrastructure network;

Layout and massing;

Resilience of buildings and building materials to extreme weather events; and

Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy ECC SP2 Energy and Climate Change Mitigation

All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;

Use design and layout to promote energy efficiency; and

Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies.

In assessing the achievement of these standards the Council will consider:

Site constraints;
Technical viability;
Financial viability; and
Delivery of additional benefits.

Policy ECC DM1 Renewable Energy

- The Council will support renewable energy development subject to the criteria in this Policy. Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the District.

Within areas of protected landscapes, areas or buildings, development should generally be small scale or community based.

The Council will support proposals for appropriately located renewable energy development, and their ancillary development where they meet the following criteria:

The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;

The location and design of proposals will need to take account of the Council's landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large

scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;

Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and

All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.

Policy HER DM4 Areas of Character

- Within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to:

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;

The maintenance of an appropriate mix of uses where this is an important element in the character of an area;

New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

Policy ENV SP1 Natural Environment

- Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

Policy W SP1 Water

- Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.

The Council will also support development that:

is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;

reduces the risk to homes and places of work from flooding whilst increasing biodiversity;

delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.

Policy W DM2 Flood Risk

- Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

The sequential test in accordance with the National Planning Policy Guidance has been met.

A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.

The sustainability benefits to the wider community are clearly identified.

The scheme identifies adaptation and mitigation measures.

Appropriate flood warning and evacuation plans are in place; and

New site drainage systems are designed to take account of events which exceed the normal

design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.

Policy W DM4 Coastal Protection

- Proposals for coast protection and sea defence works will be permitted if they:

Have been considered in light of their impact on the visual character and value of the open, undeveloped coast, protection and enhancement of coastal habitats and the provision of opportunities to complete the coastal footpath and improve the appearance and use of the coastline in the built-up areas.

Use methods of coastal defence that are technically sound and appropriate to the task and do not have a detrimental effect on other parts of the coastline; and

Are in accordance with the Shoreline Management Plan or Strategy for the particular frontage.

Proposals for development in coastal locations, including for example, sea defence works, will be permitted providing they protect and enhance coastal habitats such as vegetated shingle. Where habitats are lost through the provision of sea defence works, replacement habitats must be provided in a suitable location.

Any works under this policy should take account of any local and/or interest features.

Policy QE SP1 Quality of the Environment

- The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.
- The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

Neighbourhood Plan

It was hoped that the emerging Neighbourhood Plan could have been considered as part of the application process, but we understand that this was withdrawn in February 2021

6.0 Design Proposals

This is a self-build project for the current owners of 12 East Front Road. The existing property is of no architectural merit and of poor quality construction. The applicant is committed to building a highly sustainable, energy efficient family home, using high quality locally sourced materials. The property will be retained by my client post completion and will be enjoyed by them and their family for many years to come.

The contemporary design takes influences from some of the newly replaced dwellings along East Front Road and has been designed specifically to my clients brief. They have also considered the Design notes regarding the Pagham Beach Estate, as stated in the SPD - Areas of Special Character – issued by Arun District Council. The dwelling would incorporate feature gables, metal clad walls and roof, floor to ceiling glazing and rendered single storey elements.

The footprint and siting of the proposed dwelling is almost identical to that of the existing, with a similar eaves height to reduce any impact on neighbouring dwellings. The proposal would be higher than the existing dwelling, with a steeper roof pitch. The bulk of this extra height would be through the centre of the site and away from the site boundaries. The proposed increase in ridge height would be approximately 1m.

As with other properties along East Front Road, a mezzanine floor is proposed at first floor level within the roofspace, with a small terrace at the rear to best enhance the amenity provided to the dwelling. The nature of the inset terrace means that there would be no overlooking issues in relation to neighbouring amenity.

The design of the proposed dwelling has regard for National and Local Plan policies as well as the Pagham Village Design Statement.

(i) Amount

The proposal is for the erection of a replacement dwelling. The proposed dwelling is single storey in height with an internal mezzanine level. A detached replacement garage is proposed to the frontage of the site.

The footprint, height and scale of the proposed dwelling is comparable with properties in East Front Road and the wider area.

The proposal is for an appropriate form of development that makes effective use of land within a sustainable location, whilst ensuring that the character of the immediate vicinity and wider area, including the retention of trees, is maintained.

(ii) Scale

Building heights also change dramatically, often with new dwellings, incorporating internal Mezzanine levels, adjacent to existing single storey dwellings. The proposal has an identical ridge height to the recently constructed replacement dwelling at No.8 East Front Road.

Examples of the differing building designs and heights can be found within Appendix 2

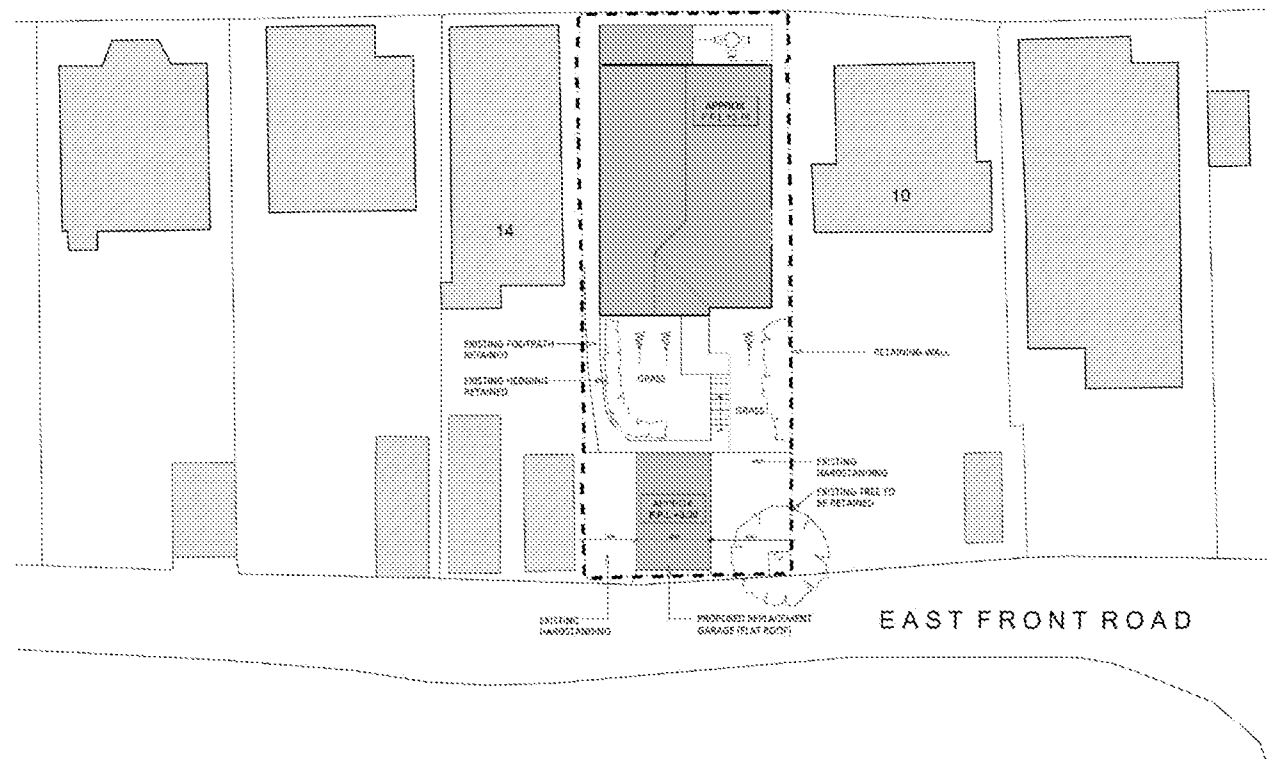
(iii) Layout

The proposed dwelling has been sited in a similar position to the existing property. Distances to existing site boundaries and adjacent properties are in keeping with the character of the area.

Landscaping around the proposed dwelling and site as a whole will be retained and enhanced where possible. Hard surfacing will be kept to a minimum.

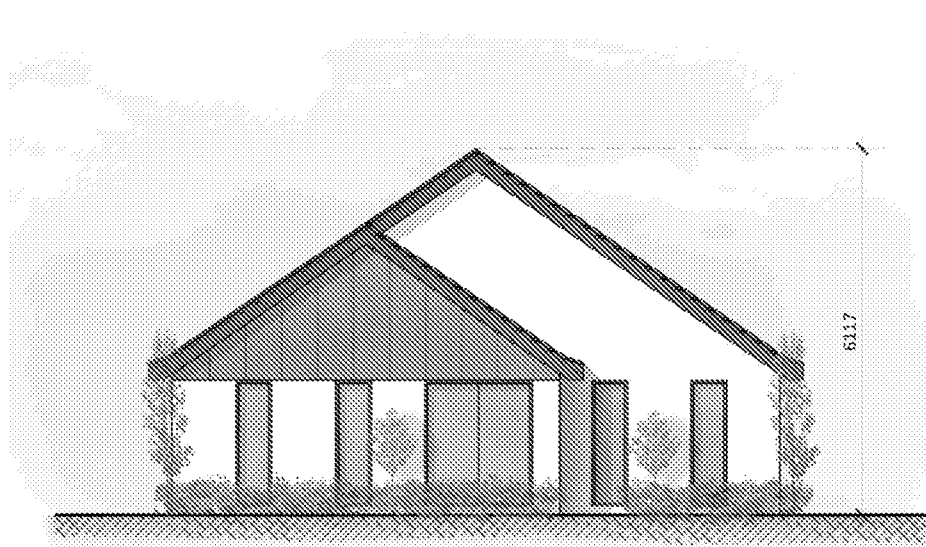
The siting of the proposed dwelling takes into account adjoining properties and does not result in any material loss of outlook or amenity. Care has been taken with the internal layouts to ensure that there would be a good relationship between the two dwellings on the site, in terms of residential amenity, in addition to the generous separation distances proposed and opportunities for landscaping.

The proposed dwelling will be accessed from the existing access point to East Front Road, with new. A proposed replacement garage is proposed with existing hardstanding retained either side of the garage for further parking. The amount of hardstanding is in line with most of the properties along East Front Road.

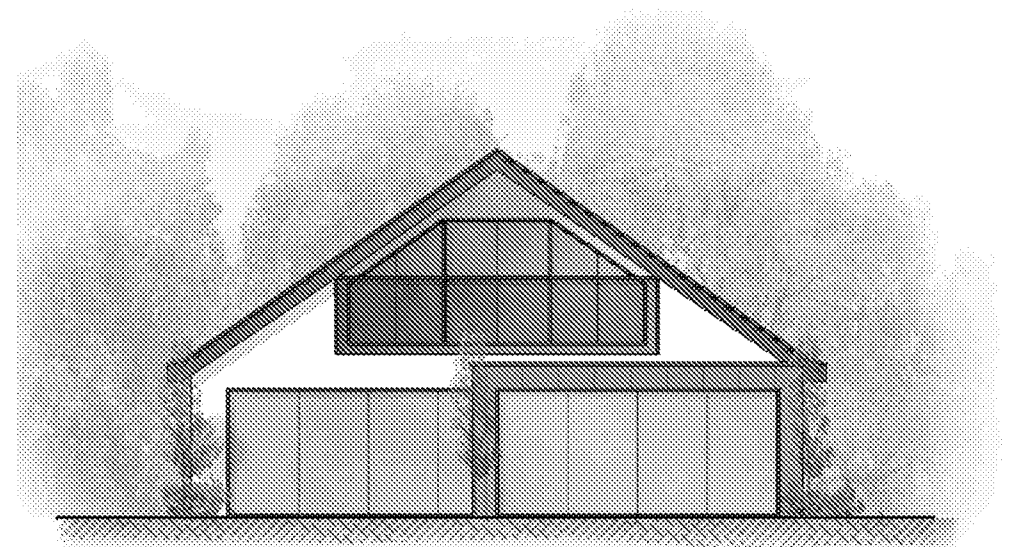


(iv) Appearance

The contemporary design takes influences from some of the newly replaced dwellings along East Front Road and has been designed specifically to my clients brief. They have also considered the Design notes regarding the Pagham Beach Estate, as stated in the SPD - Areas of Special Character – issued by Arun District Council. The dwelling would incorporate feature gables, metal clad walls and roof, floor to ceiling glazing and rendered single storey elements.



FRONT ELEVATION
(EAST FRONT ROAD)



REAR ELEVATION
(BEACH)

(v) Landscaping

Existing trees and hedging are to be retained and enhanced where necessary. Hardstanding would be kept to a minimum.

(vi) Flood Risk

A comprehensive Flood Risk Assessment accompanies the planning application.

Finished floor level for the proposed new-build dwelling will be no lower than the existing level of 5.48m AOD, which is around 640mm above the worst case 1 in 200 year (2115) 'tidal undefended' flood level of 4.84m AOD, notably exceeding the standard 600mm freeboard recommended by the Arun District Council SFRA.

The proposed redevelopment at 12 East Front Road falls into category 3 of the interim framework agreed by the Planning Policy Committee on 6th October 2021 in relation to the Coastal Change Management Area (CCMA) and as such the proposed redevelopment for which this application is made is favourably supported by precedent.

7.0 Summary and Conclusions

- The scheme is for an appropriate form of development that makes effective use of land within a sustainable location, whilst ensuring that the character of the immediate vicinity and wider area, including the retention of trees, is maintained, consistent with National and Local policies.
- The siting of the proposed dwelling takes into account neighbouring properties and would not result in any loss of amenity.
- The proposed development preserves the character and visual amenity of the area by continuing the architectural theme and styles in terms of appearance, scale, height and massing.
- Existing trees and planting will be retained where possible and landscaping enhanced by additional planting.
- The site is not at an unacceptable risk of flooding and can be developed safely without increasing flood risk on-site or elsewhere.