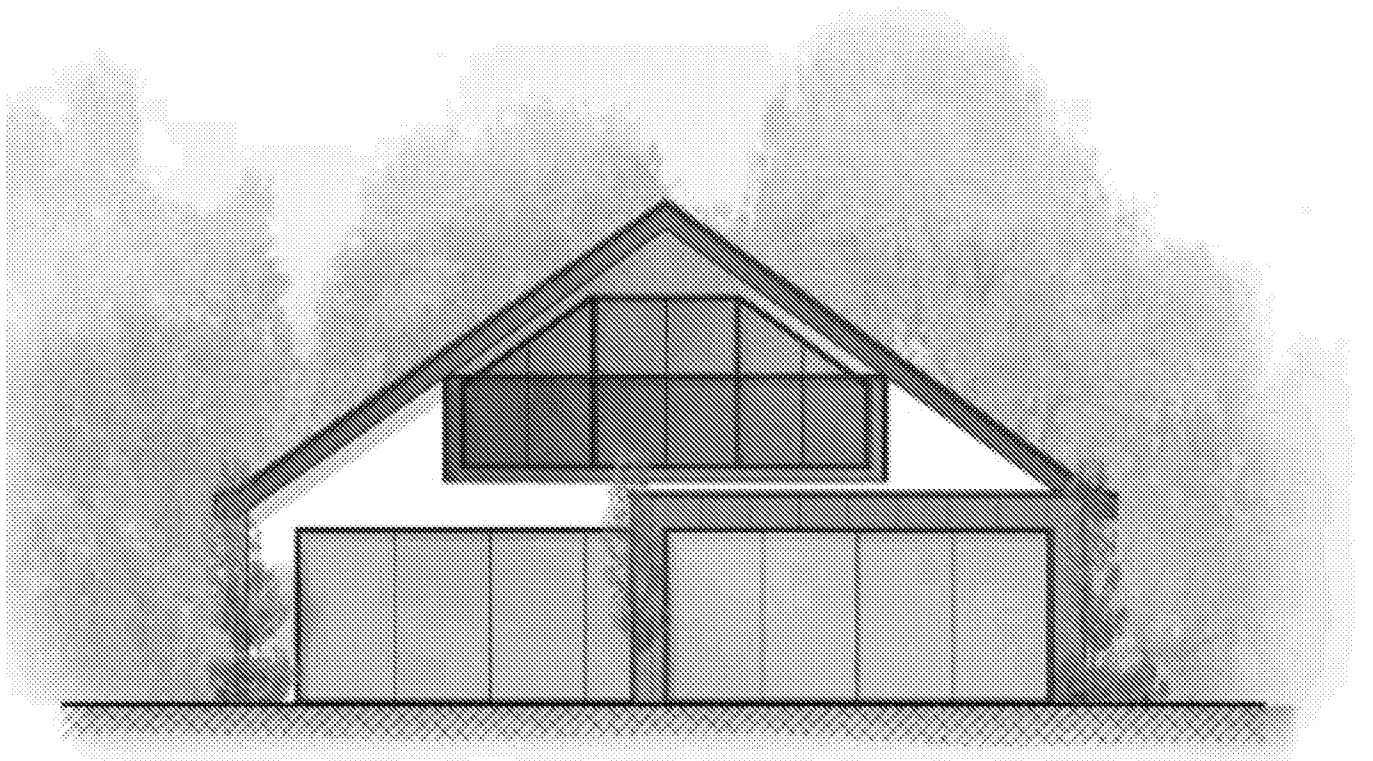

Planning Statement

12 East Front Road, Pagham, Bognor Regis



Planning Statement

12 East Front Road, Pagham, Bogner Regis



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1. Introduction

- 1.1. This statement has been prepared on behalf of Mr and Mrs Hawtree for 12 East Front Road, Pagham (hereafter referred to as 'the site') to deliver a replacement dwelling.
- 1.2. The site falls in the Local Planning Authority (LPA) area of Arun District Council (ADC) who are the determining authority.
- 1.3. The description of development is as follows:

"Demolition of the existing dwelling, erection of 1 No. replacement dwelling with detached garage, hardstanding and landscaping."
- 1.4. This statement describes the site and sets out the details of the proposed development and how it addresses relevant national and local planning policy and guidance. The full planning application for the proposed development comprises a suite of documents to support the proposal, including a Design and Access Statement and a full drawings pack. A detailed list of all plans and supporting technical documents submitted for consideration is provided within the submitted covering letter.

2. The Site

- 2.1. The site is 0.04 hectares (ha) in area and is of rectangular shape. The site currently contains an existing substandard residential dwelling constructed around two reclaimed railway carriages with extensions added to the centre, front and rear to create extra space. 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 (Figure 1) (see Appendix 1).
- 2.2. The site slopes from its highest point of 5.79m AOD on the southern boundary, down to a low point of 3.15m AOD to the north, adjacent to the site entrance on East Front Road.
- 2.3. Access to the site is currently gained from the western end of East Front Road via an existing area of hardstanding and garage. The frontage of the site with East Front Road is open.
- 2.4. According to the flood extension analysis based on the Environment Agency (EA) Product 4 Data used in conjunction with topographical survey data, the southern side of the site is located in Flood Zone 1, beyond the limits of the 1 in 1,000 year flood event (<0.1%), while the northern side of the site and East Front Road fall within 1 in 200 year (Flood Zone 3a) and 1 in 1,000 year (Flood Zone 2) tidal flood extensions, while 1 in 200 year tidal flood extensions, including climate change allowances, extend further south towards the existing residential building. The existing building floor level of 5.78m AOD establishes the entire building footprint within Flood Zone 1.
- 2.5. 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, with some existing c. 1940's properties still based upon former railways carriages, some with more recent extensions and others such as no. 8 [Application no. P/62/12] and no. 28 [Application no. P/122/07] being much larger modern replacement dwellings featuring materials such as weatherboard cladding, metal fixtures and high levels of glass (see Appendix 2). It is due to this diversity and open informality, the Pagham Beach Estate was designated as an Area of Special Character.
- 2.6. To the east and west of the site lies 10 & 14 East Front Road respectively, both extended over the years. The highest part of the beach is located along the southern side of the site on associated with the shingle coastal defence between the proposed development site and the foreshore.
- 2.7. 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.

Figure 1: Site Location Plan



Relevant Planning History

- 2.8. A search on the Arun online planning register indicates that the site has little in terms of planning history. There is one application registered to the property [Application no. P/44/89] for the following: *"Enlargement of existing bay of front lounge and rear extension to give enlarged kitchen and resited entrance"*.
- 2.9. The application was approved with two conditions attached, one of which was that the materials and finishes of the external walls and roofs of the extension match in colour and texture to those of the existing building to protect the amenity of the area.
- 2.10. In regard to planning history of the vicinity of the site several plots have been subject to proposals for replacement dwellings and many others significant extension applications. 25 West Front Road, located c. 300 metres west of the site was granted planning permission for the demolition of the existing dwelling and detached garage / boat store in November 2021 [Application no. P/143/21/PL]. The application was approved conditionally and was considered to be an appropriate redevelopment of the site. More historically, permission was granted for a replacement dwelling at 8 East Front Road in September 2012 [Application no. P/62/12].

3. Pre-Application Engagement

- 3.1. Prior to the application submission, the applicant formally engaged with relevant stakeholders to present plans and seek feedback to inform the planning submission.
- 3.2. Further, the applicant has informally consulted with residents of neighbouring properties who have verbally confirmed they have no objection to the redevelopment proposal on the site.

Pre-Application Consultation

- 3.3. Pre-application Consultation packs were sent to Pagham Parish Council and Pagham Beach Holdings. This presented the proposal for the demolition of the existing dwelling including a series of plans: draft site layout; draft floor plans; draft elevations and; building footprint comparison.

Pagham Parish Council Consultation

- 3.4. Pagham Parish Council considered the request for informal advice for the proposal at Planning Committee on 26 July. The committee requested the following comments be made to the development:
- The application is acceptable to the Parish Council in principle.
 - The Council asks the developer to have regard to the Pagham Village Design Statement when finalising plans.
 - Given the proximity of the property to the beach, the Council would wish to see detail regarding the method for digging the footings for the development included with the application. Developments on neighbouring properties had caused concern of flood risk in situations where insufficient lateral support had been included, or excavations left open for excessive periods before concrete was poured. An alternative which had worked well at other sites was contiguous piling.
 - The Council was concerned to see the removal of trees was proposed and asked that further details be provided at the time of application.

Pagham Beach Holdings

- 3.5. In a letter dated 27 July 2020 Pagham Beach Holidays (hereby after the Company) confirmed that they would support the proposal, however wished to draw the developer's attention to the Pagham Village Design Statement recently adopted by Pagham Parish Council. Both Policies seek limit development to:
- Single-storey construction
 - Detached dwellings
 - Pitched roofs that do not exceed 30-degree pitch
- 3.6. The letter set out that in general the scheme proposed for the above property does not comply with these objectives and may not therefore may not be approved by the Planning Authority. The Company set out the requirement of the submission of a Flood Risk Assessment (FRA) and Ecology Report in order to demonstrate the schemes compliance with local policy.

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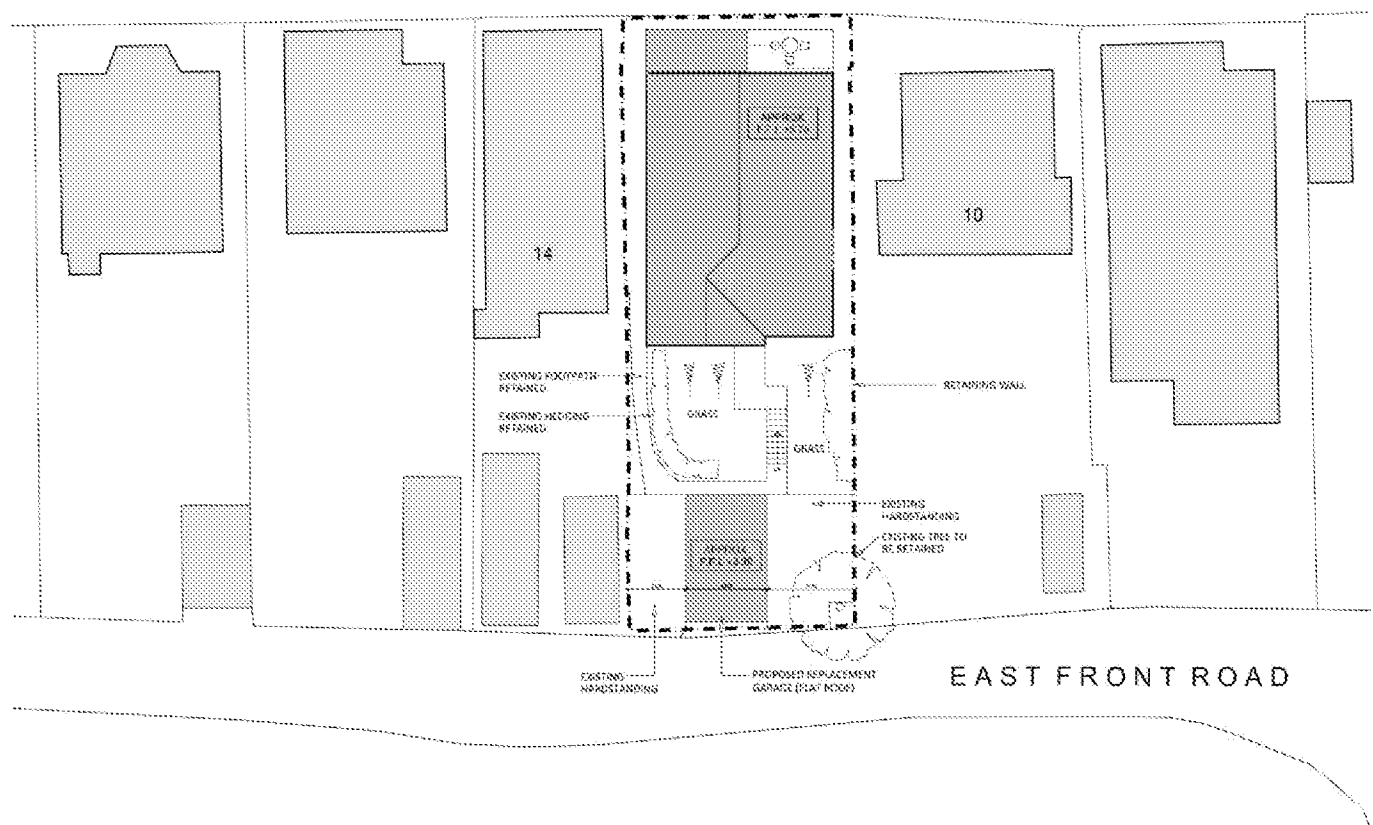


- 3.7. Following consultation with the above, the following updates have been included within the application and submission documents:
- Existing trees to be retained
 - Foundations to be engineer designed and piling is envisaged
 - Detailed Flood Risk Assessment to address recent Planning Authority measures with regard to coastal erosion.
- 3.8. It is noted that the consultation referred to above although relevant can be considered historic in relation to certain aspects such as flood risk due to the updated coastal erosion situation which is currently resulting in the expansion of Pagham Beach in front of the properties located at East Front Road.

4. The Proposal

- 4.1. This planning application seeks full planning permission for the demolition of the existing dwelling and erection of 1 No. replacement dwelling with detached garage, hardstanding and landscaping. This is a self-build project for the current owners of 12 East Front Road.
- 4.2. The proposed development has been designed to be in keeping with the newly replaced dwellings along East Front Road and has considered the Design notes regarding the Pagham Beach Estate, as stated in the SPD – Areas of Special Character – issued by Arun District Council. Further, the design has been informed by the pre-application consultation advice received from Pagham Parish Council and Pagham Beach Holdings.

Figure 2: Proposed Site Plan



- 4.3. The proposed dwelling is single storey in height with an internal mezzanine level and has a detached replacement garage to the frontage of the site. As set out in the Design and Access Statement and shown on the drawings that support the application it is considered that the footprint, height and scale of the proposed dwelling is comparable with properties in East Front Road and the wider vicinity.

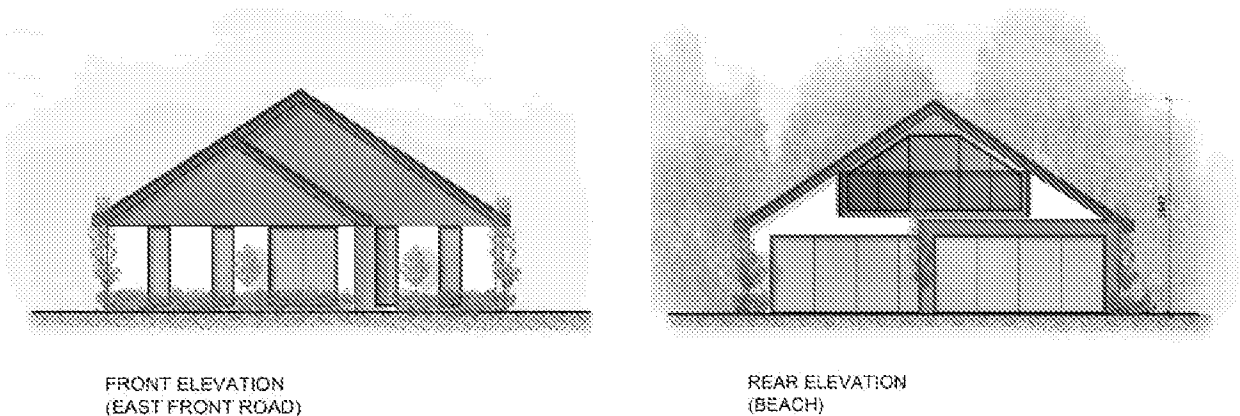
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- 4.4. The contemporary design of the dwelling takes influence from some of the newly replaced dwellings along East Front Road and in the wider vicinity (Figure 3). The dwelling would incorporate feature gables, metal clad walls and roof, floor to ceiling glazing and rendered single storey elements.

Figure 3: Proposed Elevations [20-P0096-03]



- 4.5. The dwelling has been sited in a similar position to the existing property and the distances to existing site boundaries and adjacent properties have been retained. Further, care has been regarding the internal layout to ensure that there will be a good relationship the two dwellings on the site boundaries in addition to the generous separation distances proposed and opportunities for landscaping.
- 4.6. It is proposed that the finished floor level for the proposed new-build dwelling will be no lower than 5.44m AOD, which is around 600mm 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 Strategic Flood Risk Assessment (SFRA).
- 4.7. The proposed dwelling will be accessed from the existing access point to East Front Road. The proposed replacement garage is located in the same location as the existing garage between existing hardstanding to be retained, which will act as further parking. The amount of hardstanding is in line with most of the properties along East Front Road.
- 4.8. Existing trees and hedging are to be retained and enhanced through landscaping where necessary. Furthermore, hard surfacing will be kept to a minimum.

5. Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
- 5.2. Within Arun, the Development Plan consists of:
- Arun Local Plan 2011 to 2031 (adopted 18 July 2018)
 - The West Sussex Waste Local Plan 2014
 - The Joint Minerals Local Plan 2018
- 5.3. Supplementary Planning Guidance is a material consideration. The following documents are relevant:
- Arun District Design Guide January 2021
 - Arun District Council Public Open Space, Playing Pitches and Built Facilities January 2020 SPD
 - Arun District Council Parking Standards January 2020 SPD
- 5.4. Pagham Parish Council were in the process of creating a Neighbourhood Plan, of which the site sat within the determined boundary. On 25 February 2021 Pagham Parish withdrew the Pagham Neighbourhood Plan and have decided not to progress further, meaning the plan has been withdrawn from Arun's Development Plan documentation.
- 5.5. The National Planning Policy Framework (March 2021) (NPPF) is also a material planning consideration.

6. Planning Policy Assessment

The Principle of Development

- 6.1. Policy SD SP2 (Built-up Area Boundary) of the Local Plan (adopted 2018) states that *“Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.”* The site is located within the Built-up Area Boundary of Pagham Harbour, where development is acceptable in principle provided it accords with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity and parking. Policy SD SP1 (Sustainable development) requires development to make efficient use of and reflecting the characteristics of the site.

Character and Design

- 6.2. Policy D SP1 (Design) and D DM1 (Aspects of form and design quality) are consistent with the NPPF provisions in that they require development proposals to make efficient use of land but reflect the characteristics of the site. Policy D SP1 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.”*
- 6.3. Policy D DM1 sets out the considerations of design quality the Council will have to any planning application, leading with character and design. The application is supported by a Design & Access Statement (DAS) prepared by Twenty 20 Architecture Ltd, which describes and illustrates the proposed development by explaining the design approach and evolution, including scale, massing, building materials and access arrangements.

Design

- 6.4. Part J.O1 of the Arun Design Guide SPD (January 2021) refers to form and character. It requires the design of proposals to respond to the specifics of their site and good design, it is noted in areas where existing design quality is poor that *“good contemporary design that takes cues from well-designed elements of its existing environment by incorporating architectural features and detailing ... while also expressing its own complementary character will be supported”*.
- 6.5. The existing property is of no architectural merit and is of poor quality construction, thus minimising any visual contribution it makes to the character of the area. The high quality contemporary design of the proposal would incorporate feature gables, floor to ceiling glazing, metal clad walls and roof, and rendered single storey elements. The proposed replacement dwelling takes influence from, reflects and builds upon the characteristics of some of the newly replaced dwellings along East Front Road (see **Appendix 2**) and from both the Design notes regarding the Pagham Beach Estate, as stated in the SPD - Areas of Special Character – issued by Arun District Council.
- 6.6. The DAS sets out that the applicant is committed to building a highly sustainable, energy efficient family

home, using high quality locally sourced materials in line with the requirements of Policy D DM1 and the Design Guide.

Scale

- 6.7. Part J.O2 Scale and massing of the Arun Design Guide SPD notes that scale should be informed by the site context and positioning, however *“small variations in height achieved through differing ridge and eave heights, or variations in frontage widths and plan forms can add interest to a street scene”*.
- 6.8. The DAS identifies that the scale and height of dwellings on East Front Road are varied in character, with numerous replacement dwelling constructed in recent years, some with mezzanine first floor levels. Notwithstanding this lack of uniformity regarding scale and appearance, dwellings are generally formally located within their plots with a distinctive building line to the southern (beach) boundary.
- 6.9. The footprint and siting of the proposed dwelling is almost identical to that of the existing, with a similar eaves height. The proposal would be approximately 1m higher at the ridge than the existing dwelling, with a steeper roof pitch. The bulk of this extra height would be through the centre of the site away from the site boundaries. As with other properties along East Front Road, a mezzanine floor is proposed at first floor level within the roof space, with a small terrace at the rear to best enhance the amenity provided to the dwelling.
- 6.10. The ridge height of the proposed replacement dwelling has been considered in the context of its surroundings and at 11m AOD would be identical to the ridge height of recently constructed replacement dwelling at 8 East Front Road. It is considered that the design and scale of the proposed replacement dwelling would add interest to and enhance the streetscape which has recently been significantly altered by numerous replacement dwellings and modern alterations and extensions. Thus, the proposal is in compliance with the aspects of Policies D SP1 and D DM1 of the Arun Local Plan, the Arun Design Guide SPD and the Village Design Statement.

Character Areas

- 6.11. The site is located within the Local Plan Character Area 5 'The Pagham Beach Estate' under Policy HER DM4 (Areas of character), which sets out a three point criteria against which development should be assessed. The policy states that *“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”*.
- 6.12. The Pagham Beach Estate Appraisal sets out that its character derives from the distinctive scale and height of residential buildings, the layout of the estate and the form and spacing of buildings. Further, it states that *“although there is a strong linear pattern to the estate, there is an informality and distinctive seaside*

character of the area imparted through the scale of development, the individual design of buildings ... there is a strong feeling of openness".

- 6.13. The proposal has been designed to have regard to National and Local Plan policies including the Pagham Village Design Statement and the Character Area Appraisal. Demolition of the low quality existing dwelling and construction of the proposed replacement dwelling of individual design using high quality materials to a high architectural standard would retain and enhance the linear pattern of, and contribute to, the distinctive character of Pagham Beach Estate Area of Special Character as identified in the Appraisal. In addition the proposal would retain trees and hedges.
- 6.14. Taking into account the above, the proposal would retain features that contribute to the special area of character and would improve the street scene and overall character of the Character Area in accordance with Policy HER DM4.

Flood Risk & Drainage

- 6.15. Policy W SP1 (Water) sets out that Arun District Council will support development that is appropriately located, taking account of flood risk. Policy W DM2 (Flood risk) sets out that development in areas at risk from flooding (as identified by the EA) will only be permitted following compliance 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".*
- 6.16. The application is supported by a Flood Risk Appraisal (FRA) (Glanville, January 2022). The FRA sets out that flood extension analysis based on the Environment Agency (EA) Product 4 Data used in conjunction with topographical survey data, reveal that the southern side of the site is located in Flood Zone 1, beyond the limits of the 1 in 1,000 year flood event (<0.1%). The northern side of the site and East Front Road fall within 1 in 200 year (Flood Zone 3a) and 1 in 1,000 year (Flood Zone 2) tidal flood extensions, while 1 in 200 year tidal flood extensions, including climate change allowances, extend further south towards the existing residential building.
- 6.17. The coastal erosion situation has recently evolved due to the proposal to create a temporary alternative flow channel to reduce / avoid flood and erosion risk to properties and businesses at Pagham Beach and Haven Church Farm [Application no. P/93/21/PL]. The implementation of this proposal has resulted in the expansion of Pagham Beach in front of properties on East Front Road, reducing the flood risk. Resultant from the above, a report on the Coastal Change Management Area (CCMA) was presented to Arun District Council Planning Policy Committee on 06 October 2021. The report sought endorsement of how Planning Applications for development in coastal flood and erosion areas should be addressed ahead of the formal consideration of introducing a CCMA. For all redevelopment applications for new structure(s) it is set out that they will only be permitted where there is a) no raised level of risk now or in predictions covering the

ensuing 5 years and b) no occupier density increase with finished floor levels to be at least 300mm above predicted flood levels in all cases.

- 6.18. Based on the above, the proposal has been designed so the finished floor level for the proposed new-build dwelling will be no lower than 5.44m AOD, which is around 600mm 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. As a result the proposed replacement dwelling would be safe in accordance with Policy W DM2 and the NPPF.

Residential Amenity

- 6.19. Point 3. of Policy D DM1 sets out that the Council will have regard to development having minimal impact to occupiers of nearby property in terms of sunlight, privacy and outlook and unacceptable noise and disturbance. Further, Policy QE SP1 (Quality of the environment) requires all development to not have significant negative impact upon residential amenity.
- 6.20. The replacement dwelling has been designed to conserve the residential amenity of both the property and neighbouring properties while providing the space the applicants desire to live their lives in high quality living conditions. The eaves height of the proposed replacement dwelling is located similarly to the existing to be keeping with the scale of residential development in the proximity and ensure that there would be no significant impact on the level of sunlight received or outlook enjoyed by the occupants of neighbouring properties. The proposal features fewer side facing windows and all bathrooms would feature obscured glazing. Additionally the proposed beach facing balcony for the mezzanine level is contained wholly within the roof to ensure that privacy for the occupants and neighbours would be retained
- 6.21. The proposed dwelling is sited in a similar position to the existing property and that the distances to existing boundaries and adjacent property are in keeping with the character of the area, the proposal would not result in any significant overlooking or overshadowing of neighbouring properties and complies with the above policies.

Internal Space

- 6.22. In accordance with Policy D DM2 (Internal space standards), the proposed replacement dwelling would be constructed to exceed the Nationally Described Space standards.

External Space

- 6.23. H.04 of the Arun Design Guide SPD provides guidance for residential amenity spaces. It is noted that amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres, and balconies a minimum of 3sqm of usable space clear from door swings and be able to accommodate a table, chairs and space for planting.
- 6.24. The proposal will provide the appropriate amenity space through the retention of the current garden and inclusion of an inset private balcony and terrace.

Highways and Parking

- 6.25. The proposed development is located in the built-up area of Pagham Harbour and the site benefits from access arrangements to the existing property. Further, it is located within easy access of established public transport services and the existing pedestrian and cycle facilities that link the site with the town centre.
- 6.26. Criterion d. of Policy T SP1 requires development to have appropriate parking in line with WSCC and ADC guidance. The proposed replacement dwelling would have three bedrooms, the same number as the existing. The Arun Parking Standards SPD (January 2020) requires 2 car parking spaces on site for a 3 bed dwelling in this location (Parking Behaviour Zone 2). The proposal would provide a replacement garage with existing hardstanding retained either side to provide space for the parking of 3 vehicles, therefore the development would satisfy the requirement of the standard and Policy T SP1. Additionally, as the proposed replacement dwelling would have the same number of bedrooms as the existing dwelling it is considered that there would be no impact on traffic volumes.

Landscaping and Trees

- 6.27. Policy D DM1 criteria (1) character and (2) appearance / attractiveness sets out that proposals should make the best possible use of the available land by reflecting upon the character of the site in terms of landscaping while utilising hard and soft landscaping.
- 6.28. The proposed layout has been designed to retain existing trees and hedging, in line with the advice provided at pre-application consultation. Further improvements to the quality of these features will be made where necessary to increase amenity. No increase to the level of hardstanding at the front of the site for parking is proposed and other space will be maintained as landscaped green areas in accordance with Policy D DM1.
- 6.29. Policy D DM1 (Aspects of form and design quality) criteria (7) sets out that all new development across the plan area will be expected to incorporate existing trees and new planting as an integral. This concept is expanded within Policy ENV DM4 (Areas of character) which states that *"development will be permitted where it can be demonstrated that trees which contribute to local amenity, will not be damaged or destroyed now and as they reach maturity unless the benefits of the proposed development in a particular location outweigh the loss of trees"*.
- 6.30. Following pre-application consultation with Pagham Parish Council and Pagham Beach Holding the proposed scheme was altered in order to retain the tree located on the eastern edge of the site adjacent to East Front Road. As a result the proposal is in compliance with the requirements of Policy D DM1 criteria (7) and ENV DM4.

Ecology

- 6.31. The site falls within the Policy ENV DM2 (Pagham Harbour) Zone A (0 - 400 m buffer zone) of Pagham Harbour and Bognor Reef SSSI designations and thus its contents along with that of Policy ENV DM1 (Designated sites of biodiversity or geological importance) are of relevance to the site. Policy ENV DM2 notes that development will only be permitted in exceptional circumstances where the development is able to demonstrate there will be no detrimental effect on Pagham Harbour. Policy ENV DM1 sets out such

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exceptional circumstances *"there is no alternative solution (which shall be adequately demonstrated by the developer); there are reasons of public health or public safety or; there are benefits of primary importance to the environment or; there are imperative reasons of overriding public interest"*.

- 6.32. The proposed development of a replacement dwelling with the same number of bedrooms as the existing, would not result in an increase in residential accommodation and therefore no further recreational pressure on the adjacent SPA or Pagham Harbour would be incurred. Further, the development would not result in significant adverse impact to the integrity of an Internationally Important Site for Nature Conservation and thus would accord with the contents of Policies ENV DM1.

Energy and Sustainability

- 6.33. Policy ECC SP2 (Energy and climate change mitigation) states that *"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"*.
- 6.34. The proposed dwelling will be constructed in accordance with the latest thermal energy standards set out in Part L1A of the Building Regulations. It is envisaged to use sustainable energy systems such as ground or air source heat pumps, along with a rain water harvesting system.

7. Conclusion

- 7.1. This application has been prepared for the development of a replacement dwelling at 12 East Front Road in Pagham. The proposed development has been amended based on pre-application advice received from Pagham Parish Council and Pagham Beach Holdings. The proposed development would regenerate this site to deliver a highly sustainable, energy efficient, high quality home from locally sourced materials which will enhance the character of the street and the wider Pagham Beach Area. The proposal would provide a high quality environment and levels of amenity for both residents of the property and neighbours.
- 7.2. The proposed development accords with the Council's spatial strategy and development plan. It is considered that a positive planning decision is therefore appropriate. We would be pleased to clarify and discuss any matters arising during the determination of the application.

Appendix 1: Site Photos



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Appendix 2: Site Context Photos



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