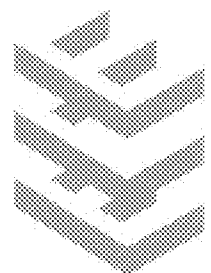


Design & Access Statement

Outline Planning Application for the
construction of 4no. 2-Bedroom dwellings

Land at Croft Works,
52 Mill Lane,
Rustington,
BN16 3JN

June 2020



Project Name: Outline Planning Application for the Construction of 4no. 2-Bedroom Dwellings

Location: Land at Croft Works, 52 Mill Lane, Rustington

Client: Ms V Walden

File Reference: CW/ML/C01

Issue	Date	Author	Checked	Notes
P1	30.06.20	A King	A King	Planning Issue

Introduction

This Outline Planning Application is for the construction of 4no. semi-detached 2-bedroom chalet houses on a site at Mill Lane in Rustington that is currently used for a variety of storage, but that is discordant with the residential area that it sits within.

The site is currently occupied by 4 separate existing storage buildings of varying sizes with an overall footprint of 334sqm. These are all of either a poor quality and are proposed to be demolished.

The site can be accessed by pedestrians, cycles and vehicles from Mill Lane via a junction adjacent to the Windmill Public House and has a private driveway from Mill Lane into the main bulk of the site. Whilst the current use is for storage purposes, the site has not been maintained for a considerable time and is filled with a range of broken vehicles, scrap metal, sanitaryware and other inappropriate waste. Some fly-tipping has occurred as the site is not secure or being actively used.

It is believed that the site has a lawful use for a commercial storage use. The site is however not identified as an employment site in the Arun Local Plan. The site provides no employment opportunity whatsoever.

The site can be seen, but not accessed, from Fircroft Crescent to the east of the site. One of the existing storage units forms a party wall with a privately owned area of land accessed from Fircroft Crescent, with the high boundary block wall also visible from the road. It is considered that the site creates a significant visual detraction for both the residents of Fircroft Crescent to the north & south of the site, and those properties to the west of the site on Mill Lane that overlook the existing buildings.

The application presents a sensitively designed solution that will create 4no. new dwellings that are both attractive and appropriately scaled for their surroundings. These dwellings function successfully within the setting of the site, and fully respect the setting and amenity of all of the surrounding dwellings. Each of the dwellings benefit from an appropriate private rear garden suitable for the size of property, with minimum garden depths of 10.5m. The dwellings are positioned at suitable distances away from neighbouring buildings, and this is shown on the proposed Site Plan.

The overall Gross Internal Floor Area proposed within the Planning Application is 317.52sqm, a reduction of floor area on-site of approximately 16.5sqm. As a result, the proposed development will not be liable for any CIL contributions.

The proposed 4no. dwellings will add to the supply of residential dwellings within Arun District Council. With reference to the NPPF, in the absence of a 5 year Housing Land Supply in Arun (a position we understand currently accepted by the Local Authority), Local Authorities are required to look at each Planning Application for new residential development positively. This application provides new dwellings with independent car parking which will contribute to the lack of housing supply within the district with a negligible effect on the surrounding residential area.

Drawings provided with the application include a Location Plan, Site Plan, Floor Plans, Elevations and Sections of the proposed dwellings.

Assessment

Site Description and Physical Considerations

The site is located to the east of Mill Lane and west of Fircroft Crescent, accessed via a private driveway from Mill Lane for pedestrians, cyclists and vehicles.

The site is currently used as ad-hoc storage and has **no** employment provision. The site has been filled over the past 20 years with a variety of scrap including vehicles, sanitaryware, insulation, metal, mattresses, UPVC offcuts and other items which are generally stored openly within the yard. Please see the photographs in Appendix 1 for more details.

There is an existing wall to the eastern boundary with Fircroft Crescent that will be rebuilt as part of the proposals. The existing boundaries with residential properties to the north, south and west will be maintained and repaired or renewed following the demolition of the existing buildings on the site.

Surrounding housing is a mixture of bungalows on Fircroft Crescent to the north and south, and two-storey semi-detached houses to the west. A variety of outbuildings for the surrounding residential uses such as garages and sheds sit adjacent to the site boundaries. The scale of the proposals therefore is entirely appropriate and in accordance with the aim of sitting comfortably as a transient site within the scale of the immediate context.

There is no defined or overarching style of architecture in the immediate area, with a mixture of simple brick and tile-hung dwellings. The bungalow properties on Fircroft Crescent are simple in style and are lacking in architectural features. Some of the properties on Mill Lane are more featureful but are varied in terms of age and material use.

The surrounding properties all need to be considered with regard to overlooking and amenity issues in the design of the proposed dwelling; however, it is considered that the site maintains a very reasonable and appropriate distances to all important elevations of neighbouring properties, with none of the surrounding properties having an overly close relationship with the site. There are no habitable window to window relationships between the proposed dwellings and the surrounding buildings.

Planning Policy

The Planning Application conforms to all relevant and required planning policy within Arun District Council. To summarise these policy points;

- Government guidance in the form of the NPPF has been fully considered in this design response. The site is wholly brownfield in nature and should be considered as highly appropriate for a residential development meeting the requirements of sequential testing close to the centre of Rustington and near to a range of amenities.
- The principles of the dwellings proposed within this Outline Planning Application will help to provide a housing supply to meet local needs in the future. Arun District Council cannot demonstrate a 5-year housing land supply, and in the absence of this should be positively and proactively considering brownfield sites displaying discordant uses with surrounding properties as residential development opportunities.
- The scheme provides 4no. two-bedroom chalet houses which are of a high design quality and fully respect the individual characteristics of the surrounding area. The scheme is designed specifically to the constraints of the site, with scale and height considered carefully to integrate the proposed dwellings with the surrounding area and to create a strong sense of place within the site.
- The existing use of the site does not present any form of constraint; the storage use is historic and was prior to the surrounding residential development being built; there is no employment generated by the site; and the current use of the site for the storage of scrap and other abandoned items is wholly inappropriate within the surrounding wholly residential context.

- The use of the site is therefore **entirely discordant** with the residential surroundings, and the proposed development will greatly improve the amenity and setting of the neighbouring properties.
- The parking provision for the new dwellings is wholly appropriate. Two car parking spaces and two cycle spaces will be provided for each dwelling, a total of 8 spaces. This is comparable to the existing use which has a conservative equivalent of at least 8 parking spaces as hardstanding adjacent to the existing buildings.
- The proposal greatly improves the safety of the area by providing natural surveillance and adopting 'Secured by Design' principles, removing the current unrestricted access that has significantly contributed to the fly-tipping within the site.

Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with absolutely no detrimental impacts and some substantial positive impacts for all neighbouring properties.

Design Objectives

The objective of this application is to achieve an Outline Planning Permission for 4no. chalet houses with associated car parking, access and landscaping.

It is considered that the principle of development, within the built-up area of Rustington and utilising a discordant brownfield site, is wholly acceptable subject to demonstrating an appropriate design approach for sensitively designed dwellings.

The use of the site for residential dwellings must be acceptable in policy terms. The scale and appearance of the proposed new dwellings are particularly important; the dwellings should maintain an appropriate sense of space to the surrounding housing and must be of an appropriate scale to relate successfully to the surrounding properties including the properties within Mill Lane and Fircroft Crescent.

The positioning of the dwellings will be carefully considered to ensure that accessibility is addressed and that roof height is limited through careful design to ensure existing residential amenity to the north and south is protected.

Design Response

Use and Amount

The development proposal provides for 4no. semi-detached 2-bedroom chalet houses on a site area of 0.10 Hectares, representing a density of 40 dwellings per hectare, considered entirely suitable for an efficient development of the brownfield site and representative of the general character of the immediate area.

The dwellings are designed to meet all aspects of the National Space Standards.

As part of the proposal, new hard & soft surfacing, fencing, tree & hedgerow planting are proposed. The proposal substantially decreases the amount of impermeable area on the site, and greatly increases the biodiversity and ecological potential.

Layout

The Site Layout is designed to meet a number of requirements; presenting high quality elevations both from within the site and adjacent to Fircroft Crescent, providing appropriate distances to surrounding built form and establishing an appropriate and policy compliant level of private amenity space within the proposed rear gardens.

The site is accessed from the west using an existing driveway from Mill Lane. A 'collection day' refuse/recycling storage area is provided part-way along the access driveway which residents will utilise once per week, and the refuse vehicle will operate as existing along Mill Lane. Turning is provided on-site for cars and a hydrant will be provided within the site to ensure that a fire vehicle can gain access to the dwellings in accordance with Building Regulations. Properties will be fitted with sprinklers if required

The proposed dwellings are set centrally within the site in contrast to the existing buildings which are located on the site edges. This positioning ensures no overlooking or overbearing issues between the dwellings and neighbouring properties, which can be seen from the Site Plan.

Two car parking spaces are provided for each proposed dwelling to meet parking standards, with a garden shed to be installed within the rear gardens to provide two cycle spaces and garden storage per house.

New shrub and hedgerow planting are to be provided within the site; to the southern and western boundaries within rear gardens, to the northern boundary behind the proposed parking spaces, and within the site to provide opportunities for new tree planting. This planting will assist with screening from the neighbouring properties but will also greatly increase the ecological and biodiversity characteristics of the site which at present is wholly impermeable and has no ecological or biodiversity potential.

The change of use of the site to a residential use will greatly improve the security of the immediate area. The existing site is not secure and has been the subject of fly-tipping, which will be removed to considerably improve the setting for the neighbouring properties.

Scale

The propose chalet houses are sensitively designed to fit in with the two contrasting scales of the immediate surrounding area in terms of both 2-storey housing and bungalows. The 1.5 storey scale will not feel intrusive from either Mill Lane (where the dwellings will not be visible at all) or Fircroft Crescent (where Plot 4 will only be visible behind the retained wall and will be located substantially away from the neighbouring built forms).

The design approach creates an interesting form for the semi-detached blocks and limits scale. The height of the eaves line and ridge line, whilst slightly higher than the adjacent bungalows, is appropriate as a transition site set back from Fircroft Crescent and with a limited relationship to the rear gardens of the properties on Mill Lane.

The footprints of the dwellings are designed to limit roof height and restrict the prominence of the dwelling to reduce any impact on the surrounding properties. The gabled roofs limit ridge heights to an appropriate level.

This ensures that surrounding residential amenity is preserved and provides a step-change in scale between the existing two storey buildings to the west and the single storey buildings to the north & south.

Appearance

The dwellings are designed with a simple but traditional vernacular aesthetic utilising high quality materials and detailing. Stock red brickwork is proposed to the ground floors, with plain tile-hanging to the first floors. Single camber plain roof tiles are proposed to the main roofs and porch roofs.

Architectural features to the dwellings include brick and leaded sills, brick band detailing above the ground floor window heads and feature scalloped tiles. Grey UPVC windows, doors and rainwater goods are proposed to tie the dwellings to the more historic buildings in the area.

The elevational solution creates simple but high-quality elevations appropriate for the site's setting and respectful of the architecture of the surrounding area, ensuring that the proposal will fit in very well with the surroundings. The proposed dwellings are considered to meet all of the requirements of the Arun Design Guide.

Landscape

New planting is proposed to boundaries, along with new planting areas within the site to screen the proposed dwellings from the neighbouring properties to the north, south and west. The proposed planting within the site will provide a welcoming and comfortable setting for the new residents.

Paved side paths are proposed for the dwellings leading to appropriately sized rear gardens with a minimum 10.5m depth.

Access

The site can be accessed from Mill Lane for pedestrians, cycles and vehicles. There is no access provided from Fircroft Crescent; this is not possible due to land ownership issues.

There is a bus service nearby providing access to regional centres and Angmering railway station is within cycle riding distance or a short drive. Both pedestrian and cycle movement is envisaged to be utilised by the proposed residents; secure cycle parking will be provided within the rear garden in a lockable shed.

Parking provision of 2 spaces per dwelling is considered entirely suitable for dwellings of this size and within this location to ensure that there is no on-street requirement for car parking. The amount of car parking proposed is concordant with the existing provision.

As such, there will be a negligible effect on traffic movements, and as defined within Paragraph 109 of the NPPF is a presumption in favour of sustainable development, emphasising that '*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be **severe***'. This is demonstrably not the case.

Sustainability

A condensing combination boiler will be utilised within the dwellings, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible. Refuse & recycling facilities will be provided within rear gardens and a designated collection day area is provided as per the Site Plan.

Crime Prevention

The site is considered to be in a low risk-of-crime area. However, crime prevention measures have been provided within the scheme design to achieve a development that responds to the key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of entry which will have excellent natural surveillance. The proposed development has defensible private amenity space for each dwelling, and doors, windows & glazing will have laminate glass and locks to the relevant British Standard.

The proposed dwellings will, by virtue of the removal of the discordant use, substantially reduce the current risk of crime on neighbouring properties from the unrestricted and open commercial use.

Conclusion

Overall, this Outline Planning Application provides a scheme that has a negligible impact in terms of development amount, scale and massing.

The proposal provides a significantly positive impact on the amenity, safety and setting of the neighbouring properties as a result of the removal of the existing wholly discordant and inappropriate use within the surrounding residential setting.

The proposed dwellings detailed within this application have been considered with specific reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing resident adjacent to the site. The design solution creates appropriate dwellings that sit comfortably within their surroundings.

The dwellings pay reference to local vernacular, are of a very high design quality and thoughtfully designed internally, meeting all of the requirements set out within the Arun Design Guide.

As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted.

Appendix 1 – Site Photographs



View from Mill Lane along access driveway



View from site along access driveway towards Mill Lane



Fircroft Crescent boundary showing existing high boundary wall with site



Internal site view showing existing scrap build-up



View of existing dilapidated buildings and abandoned vehicles



View of existing dilapidated buildings



View of existing scrap within site including a boat and abandoned vans



View of existing scrap within site



View of existing scrap within site including a number of mattresses



View of existing scrap within site including sanitaryware, car tyres and metal



View of existing scrap within site including abandoned vans



View of northern boundary condition with adjacent bungalow on Fircroft Crescent