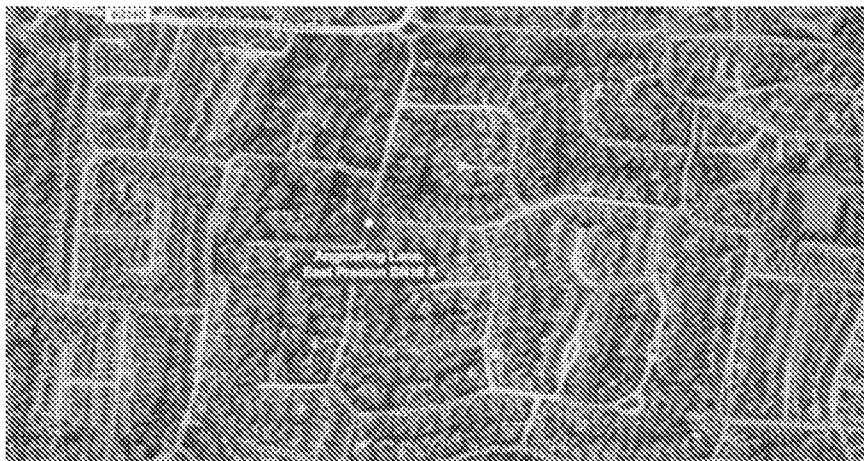


Design and Access Statement for:

Site Address: Plot adjoining West Hayne,
Angmering Lane, East Preston, West Sussex,
BN16 4TA

Date: 5th June 2018



Nigel Locke Planning Consultant,



The Site and Surroundings

2

The site comprises an L-shaped plot which at present forms part of the curtilage of West Hayne. The plot will have frontage and access onto Cross Road.

It is situated in an established residential area on a private estate.

It is situated in a highly accessible and sustainable location close to all local amenities including transport links.

The Proposal and Planning History

Consent was first given on this plot for the erection of a detached dwelling under reference R/155/98.

This was renewed in 2001 under reference R/226/01.

It was renewed again in 2010 under reference R/227/10.

In 2014 an application for a similar detached dwelling was approved under reference R/277/14/PL.

Planning consent under reference R/190/17/PL was approved for one detached dwelling with detached garage.

This application is for a similar detached house and garage to the last approval with just minor changes to elevations and internal layouts and with a slightly larger site.

Use



The site forms part of the residential curtilage of West Hayne.

Previous applications listed above have been approved for a detached chalet style house of similar design to the one proposed with this application.

This proposal has a slightly larger L-shaped plot but in the same location as previously approved.

The Planning Officer's Delegated Report on the last application (R/190/17/PL) stated as follows:

"The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area."

The adjoining property to the west is a traditional style brick and tile two storey property with an infill plot to the west now developed with a two storey detached house

I therefore consider that the consent applied for is appropriate for the site.

It is not in a designated flood risk area.

Amount



The proposal is for one detached chalet style property as shown on the application drawings.

The plot extends to about 721 square metres, which is considered to be of adequate size for the three-bedroom dwelling proposed.

The proposal will allow sufficient garden/amenity space to be left with the host property, which when divided will have a site area of about 1916 square metres.

Layout

The proposed internal layout is very similar to the last approved application. The only minor change to the ground floor is that the en-suite off the ground floor study now becomes an en-suite shower room than bath/sauna.

The only change on the first floor is that the master bedroom will now run the full width to provide a more spacious master suite with an en-suite bathroom off as previously proposed.

It is not considered that the minor internal changes to the layout will have any material effect upon residential amenity to adjoining properties.

The external layout provides a slightly larger L-shaped plot. The siting of the house will be brought forward slightly from the

approved application; however, it will still be set well back from the front building line of the adjacent property to the west (Manor Mead).



The detached garage and cycle store will be positioned on the same building line as previously approved.

The design of the garage building differs from the approved application in that it will have a pitched roof design with a ridge height at 6.7 metres (2 metres lower than the proposed new dwelling).

An internal staircase from the garage will lead to a gym/games room/sauna/shower room in the first floor loft space.

Scale

The proposed new dwelling will have a ridge height of 8.7 metres which is the same as the approved application.

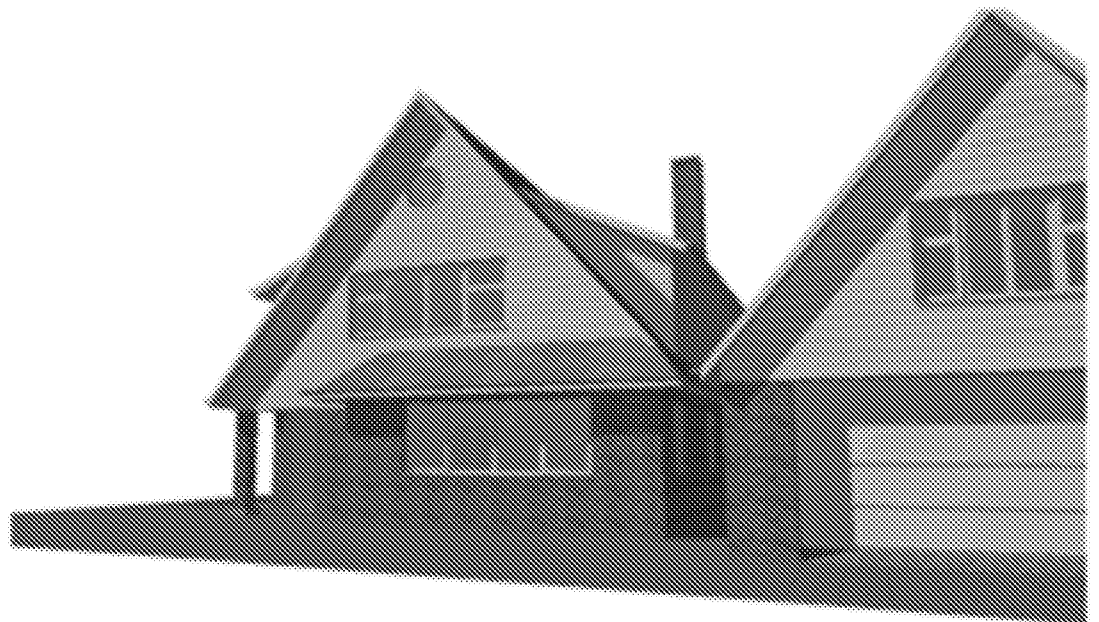
The building will be of a slightly larger scale but not to the extent that it would be over dominant in the street scene.

It is therefore considered that the scale of the proposed buildings is appropriate for its setting.

Appearance



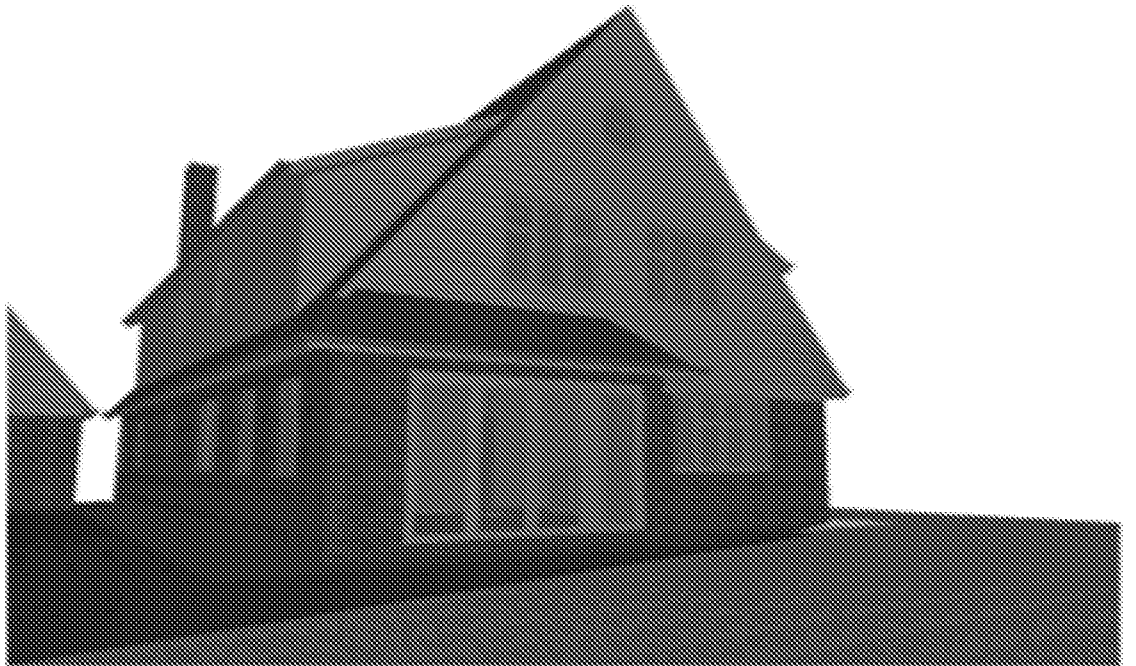
Perspective South West



Perspective South East



Perspective North West



Perspective North East

The chalet style design which was acceptable on previous applications is carried forward with this proposal.



There are only minor changes to the external elevations and these are that the front and rear will feature a small round window above the first floor windows.

Window positions to the side elevations have changed slightly.

The garage building to the approved applications showed a lower pitch roof. The redesign shows a steeper pitched roof to allow space for recreational accommodation in the loft space.

External materials proposed are as follows:

- **Roof:** Marley Externit fibre cement slates - square edged
- **Cladding:** Hardie Linea horizontal plank and fittings –

Light Mist

- **Bricks:** Wieneberger Terca – Ewhurst medium multi
- **Window Frames:** White uPVC
- **Soffit, Fascia, Bargeboard** – White uPVC
- **Rainwater Goods:** Black uPVC with Ogee pattern gutters

These are similar to what has been approved on previous applications.

Landscaping

Proposed landscaping and boundary treatments are as shown on the block plan.

Landscaping materials are as follows:



- **Hardscaping:** Front drive: hardstanding patio and entrance – tarmac with Terca Ewhurst medium multi brick edgings. Rear paths: Arun Paving and Precast, smooth edge York riven concrete paving – buff.

Access

The existing vehicular access onto Cross Road will be used as shown on the application block plan.

The approach to the development and the main entrance door thresholds will be designed to allow ambulant access that will comply with current design standards as set out in the building regulations, 2004 Edition Part M.

This will provide access for disabled, including wheelchair users, the ambulant disabled, and those with sensory impairments.

Bin Storage and Collection

The refuse and recycling hard surfaced bin store is discreetly sited behind a fenced off area and bins will be wheeled to the roadside on collection days only.

Sustainability

The property is in a sustainable location close to local bus services linking Worthing and Brighton to the east and

Chichester and Portsmouth to the west. It is within easy reach of Angmering railway station and East Preston and Angmering village shops, health centre and other amenities are all easily accessible.

I note that at present Arun District Council do not have any specific requirements as to sustainability levels for new developments, it is however proposed that the specification will include water and energy saving measures.

At the heart of the Governments National Planning Policy Framework is a presumption in favour of sustainable development and Core Planning Principles within the NPPF state that planning should always seek to ensure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Flood Risk Assessment

The site is situated in an area designed as low risk for flooding on the Environment Agency's website.

The access drive, parking, turning areas and domestic paths will all be in permeable materials to minimise water run off.

Planning Policies

The following local development plan policies are relevant to this application.

Arun District Council Local Plan

- ✓ GEN7: The Form of New Development
- ✓ GEN9: Foul and Surface Water Drainage
- ✓ GEN12: Parking in New Development

Publication Version of the Local Plan (2014)

- ✓ D DM1: Aspects of Form and Design Quality
- ✓ D DM2: Internal Space Standards
- ✓ D DM3: External Space Standards
- ✓ T SP1: Transport and Development
- ✓ D SP1: Design
- ✓ W DM3: Sustainable Urban Drainage Systems

Rustington Neighbourhood Plan 2014

- ✓ Policy 2: Housing Design
- ✓ Policy 4: Sustainable Drainage

It is considered that the proposal being very similar to previously approved applications should be considered as compliant in respect of the above policies.

With regard to the Rustington Neighbourhood Plan the Planning Officer's Delegated Report stated as follows:

"Policy 2 of the Rustington Neighbourhood Plan relates to Housing Design and states that 'development proposals (including alterations to existing buildings) will be supported, provided that their scale, density, massing, height, landscape

design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. Proposals must also comply with the parking standards adopted by the planning authority.’ The existing access would be utilised as part of the proposal and a garage and parking area are included in the proposal.

In terms of design it is considered that the dwellings fully respond to the context of the site, reflecting the architectural styles and massing of nearby properties as well as using the highest quality materials to be consistent with the local context.

The site falls within ‘Character Area 5’ of the Rustington Village Design Statement which is identified as an area ‘characterised by low density large detached houses in private estates. The document does not particularly relate to the ‘eastern’ side of ‘Character Area 5’ but mostly focuses on the ‘western’ side. It is considered that the proposal is compliant with this policy on the basis of the proposed plot sizes in relation to those adjoining and house design. The incorporation of a porch and low roof reflects the design of other properties.

The proposed development comprises a detached dwelling of similar and sympathetic design within the garden of the existing dwelling. The spacious character of the estate generally would not be eroded. The height and chalet design are also in keeping with the other properties in the area which comprise two storey dwellings of varying design.”

It is considered that the same assessment should apply to this application.

The National Planning Policy Framework

13

This is a material consideration in all applications and the following policies are applicable to this application.

- ✓ Page 2: Achieving Sustainable Development
- ✓ Section 4: Promoting Sustainable Transport
- ✓ Section 6: Delivering a Wide Choice of High Quality Homes
- ✓ Section 7: Requiring Good Design
- ✓ Section 17: Core Planning Principles

At the heart of the NPPF is a presumption in favour of sustainable development.

The proposal is considered to be sustainable in terms of location, transport, construction and the local economy.

It will have no adverse effect upon the local environment or the biodiversity of the site.