

**Erection of 2 no. 3-bed dwellings, demolition of existing
garage and sheds and erection of new car port**

**Land to the south of The Tiled Barn,
Station Road, East Preston**

Globe Estates (Southern) Limited

PLANNING STATEMENT

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Residential / Commercial / Rural / Development / Auctions

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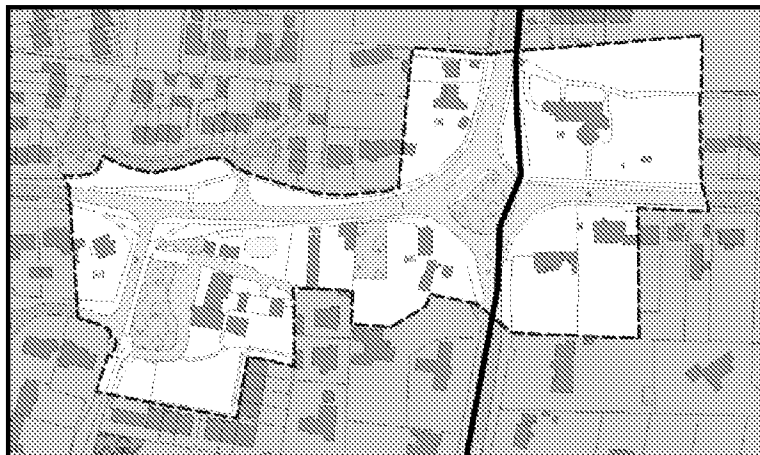
1. **Introduction**

- 1.1 This statement has been prepared on behalf of Globe Estates (Southern) Ltd to accompany this full planning application for the erection of 2 no. 3 bed dwellings on land to the south of The Tiled Barn, Station Road, East Preston. The proposal includes the demolition of the existing garage and sheds and erection of a new car port.
- 1.2 The application is a re-submission following the refusal of a proposal for 1 no. 3 bed dwelling and 1 no. 4 bed dwelling in March this year (R/305/14). The application was refused citing a single reason for refusal which referred to the development appearing cramped and obtrusive in the street scene and failing to preserve or enhance the character of the East Preston/Rustington (Station Road) Conservation Area.
- 1.3 Since that refusal, negotiations have continued with the Case Officer and the principal Conservation Officer. Through this process, the principle of 2 no. 3 bed dwellings has been agreed with the layout as now proposed subject to a number of design changes which have been incorporated. This will be described in more detail in the Design section of this statement.
- 1.4 The application is supported by the original Ecological Report which remains relevant but an amended Arboricultural Impact Assessment and Landscaping Scheme which demonstrates how the proposed development can be satisfactorily accommodated on the site and will result in an enhanced environment to the benefit of the character of the Conservation Area.

2. **The Application Site and its Surroundings**

- 2.1 The site the subject of this application is located on the western side of Station Road where it turns through 90° to the south of Angmering station. Being situated on the inside of the sweeping bend, it has a long road frontage currently demarcated by a close boarded fence located on top of a small bank behind the pedestrian footpath. Access to the site is from the southern side via an existing crossover which serves a large double garage. A further timber shed/garage is located adjacent to the road close to the northern boundary of the site. Within the site, the land is laid to largely to lawn with some immature fruit trees and silver birches. There is a copper beech tree located close to the road frontage, to the south of the timber shed/ garage.

- 2.2 To the north of the application site lies a residential property known as The Tiled Barn. It is a two storey flint cottage with a single storey forward projecting garage. It has a cat-slide roof on its southern side facing the application site and a large flat roof first floor addition towards the rear. One first floor window faces the application site however, it is not the only window to the room which also has a west facing window. The property is separated from the application site by 1.8m close boarded fencing.
- 2.3 To the west of the application site, adjacent to the existing double garage, lies a bungalow known as 'Orchard Corner'. The property itself is separated from the application site by its own double garage. To the rear of Orchard Corner and adjoining part of the western boundary to the application site lies an area of land which appears unused and somewhat overgrown.
- 2.4 Opposite the application site Vicarage Lane loops around a landscaped island at the entrance to the Willowhayne Estate. On the north eastern side of the island lies the church of St Mary the Virgin, a listed building. To the south east lies a small thatched cottage which has a substantial flint wall extending along the southern side of Station Road.
- 2.5 The character of the area is therefore mixed. On the southern and eastern side of the road there is the church and older cottage style properties where the development is spaciouly laid out separated by flint walls whilst the northern and western side of the road is characterised by higher density more modern estate development. The Conservation Area boundary includes the older development but also incorporates the application site along with the Tiled Barn and the adjoining property to the north acknowledging the more traditional style of the dwellings and the location opposite the church.
- 2.6 Photographs of the site and its surroundings are attached in Appendix HAP1.



Conservation Area Boundary

- 2.7 The Conservation Area appraisal for East Preston identifies the existing fence around the boundary as inappropriate and a feature which could be improved. It states "The replacement of the timber fence on the highway boundary of 'The Tiled Barn', with either beech, laurel or hawthorn hedging, or with a traditionally constructed brick and flint wall, would enhance the appearance of the Conservation Area."

3. The Application Proposal

- 3.1 The application proposes the erection of 2 no. dwellings on the land to the south of The Tiled Barn. Both dwellings will be similar in design using high quality materials in keeping with character of the Conservation Area. The dwellings will be sited to address the curve of the road and will open up the frontage by the removal of the fence and its replacement with walling and hedging. A number of trees will also be planted to soften the streetscape.
- 3.2 The existing large double garage will be demolished and replaced with a car barn which will provide shared parking for both properties. The existing access will therefore be retained.

4. Planning Policy

- 4.1 Government planning policy now comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are

expected to be applied. At the heart of the framework is a presumption in favour of development which should be seen as a golden thread running through both plan making and decision taking (paragraph 14). For decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole or specific policies in the framework indicate development should be resisted.

- 4.2 Paragraph 49 states that the housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 53 states that LPAs should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The emphasis is therefore on “inappropriate development” and not an embargo on all garden land development.
- 4.3 Section 12 of the NPPF deals with conserving and enhancing the historic environment and Paragraph 131 states, amongst other matters, that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and of new development making a positive contribution to local character and distinctiveness. It goes on to state, in Paragraph 132, that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. More detailed advice is contained within the recently published National Planning Policy Guidance.
- 4.4 The current Local Development Plan comprises the saved policies of the Arun District Local Plan 2003. The application site is located within the defined built up area of East Preston as identified on the proposals map. There are a number of policies which relate to new development within built up areas however of particular relevance is saved policy GEN7 which deals with the form of new development and sets out specific criteria for the consideration of new development.
- 4.5 Criterion (i) seeks to ensure that development makes efficient use of land or buildings and the proposal is compliant with this criterion as it will provide two new homes in a

sustainable location. The number of dwellings and the layout of the site seeks to make the most efficient use of the land whilst having regard to the character of the area and providing adequate parking and amenity for the new dwellings.

- 4.6 Criterion (ii) requires development to respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respect and enhance local distinctiveness. The proposal complies with this criterion by providing a form of development appropriate to its context which will address the public realm and create a more attractive place than the existing blank fenced frontage. It will also respect the amenities of neighbouring properties and the needs of future occupiers in terms of its layout and level of amenities.
- 4.7 Criterion (iii) requires development to provide sustainable development and, as the proposed development is located within the built up area of East Preston, it meets this requirement being accessible to alternative modes of transport, shops and services.
- 4.8 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwellings can be accommodated on the site without harm to any established amenities.
- 4.9 Criterion (v) seeks to ensure that development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located between established residential properties and therefore there are no adverse impacts which would affect the residential use of this site.
- 4.10 Criterion (vi) deals with the retention of open or wooded areas. The application site comprises existing residential land enclosed by fencing so does not affect any open or wooded areas.
- 4.11 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The application proposal makes use of an established vehicular access which has been used in connection with the existing garage on the site.
- 4.12 It is therefore concluded that the application has accordance with Policy GEN7. Furthermore, when assessed against the NPPF it is considered that it represents an appropriate form of development and any adverse impacts of permitting the development

are not of sufficient harm to outweigh the benefits of bringing forward development on this sustainable site.

- 4.13 The local planning authority had previously adopted for development control purposes Internal and External Space Standards in the design section of the Publication Version of the Local Plan (policies D DM2 and D DM3). The internal standards have however been superseded by the Nationally Described Space Standards and the dwellings have been designed to these. It is understood that the external space standards will be retained in the Local Plan and the gardens exceed the minimum depth and the required area. Other relevant policies of the Publication Version of the Local Plan relevant to this application are D DM1: Aspects of Form and Design Quality and D SP1 Design.
- 4.14 The East Preston Village Design statement includes Station Road in Character Area Three. It describes the area as "characterised by the surviving old buildings of the village, 15 of which are listed, and 27 of which are classed as buildings of character. But the old buildings are mixed with new buildings, so that blocks of flats adjoin old listed cottages, and the area contains a great variety of heights, designs and materials, ranging from the flint or half timbering of the old houses to red brick of the more recent developments. Density also varies greatly here, and is high in some parts."
- 4.15 The Tiled Barn is not identified as a building of character but St Mary's Church is one of the listed buildings. The aim for this area is "any new building or alterations in this area must be treated with great care and sensitivity because of the historic character of many of the buildings, and the area's importance as a centre of village life." It states that an increase in the density of development may be acceptable if it does not alter the character of the road and, amongst other matters, new buildings are appropriate to a village setting and appropriate materials used. The principles of the design guide have been considered in the preparation of this application scheme and it does not conflict with its requirements.

5. **Design and Layout**

- 5.1 The layout of the site has been designed to provide for two new two storey dwellings on the land to the south of The Tiled Barn. Plot 1 will accommodate a three bedroom dwelling which has been reduced in size from the previous proposal and plot 2, which was formerly a four bedroom dwelling, has been reduced to a three bedroom dwelling the

same size as plot 1 as requested in pre-application discussions. The existing fence which currently represents a harsh feature on this bend will be removed and the proposed new dwellings will address the street scene. Each dwelling will front the highway as it turns around the bend so they will be set at a slight angle to one another. The dwellings will be located between 7.8m and 9m from the site frontage. In this regard, plot 1 has been set back from its position in the previous application so that it sits more in-line with the proposed car port and will therefore be less prominent when viewed from the west. The car port replaces the existing large double garage which is located adjacent to Orchard Corner and will represent a smaller more traditionally designed building which will serve both dwellings. The existing parking and turning area will be retained served by the existing access.

- 5.2 The proposed new dwellings will not impact upon the amenities of any adjoining occupiers. The land to the rear does not appear to be in use as residential garden and the closest residential dwelling is some distance to the north. The property to the west, Orchard Corner, will be separated from the dwelling on plot 1 by its own garage and the new car port which will be smaller and of less bulk than the existing garage. Furthermore, there are no windows on the proposed dwelling which would overlook the adjoining property or its private amenity space.
- 5.3 The property to the north, The Tiled Barn has a cat-slide roof on its southern side so apart from rooflights, does not have any first floor windows in this part of the building. As mentioned earlier, there is one first floor window on a first floor extension to the rear of the dwelling, but with a separation distance of 4 m from the proposed dwelling on plot 2 and a further window serving that room it is submitted that there will be no unacceptable impact on its amenities. Furthermore, the proposed dwellings have been designed to avoid first floor windows on the side elevations to either dwelling except for small bathroom windows which will be obscure glazed. This will also ensure that there is no intervisibility between the new properties.
- 5.4 In the previous application both dwellings were designed to be flint with brick detailing to quoins, reveals and arches. The principle Conservation Officer however requested a variation in the materials palette and therefore plot 1 has been amended to brick and tile hanging. As before, plot 2 is proposed to be flint with brick detailing on the front elevation and the south elevation which, because of its orientation, will be visible in the street scene. The remainder of the elevations will be buff/brown multi stock bricks. The

roofs of both dwellings will be clad with clay tiles with bonnet hips. The eaves height of each dwelling will be 5m and the ridge height will be 7.8m.

- 5.5 Both dwellings will provide the same level of accommodation which will comprise, on the ground floor, a living room, kitchen/dining room, utility and WC. On the first floor there will be three bedrooms, one ensuite bathroom and one family bathroom. The schedule of accommodation is:

Living room	19.6m ²
Kitchen / Dining	20.21m ²
Bedroom 1	14.68m ²
Bedroom 2	14.06m ²
Bedroom 3	10.67m ²

Gross internal floor area 115.9m²

- 5.6 Each property will have a private rear amenity space with gardens which exceed the standard depth of 10m and the area for a small detached dwelling with 115m² and 131m² respectively. A bin store will be provided within each side garden where there will have access to the roadside for collection. A shed for cycle storage will be provided within each garden and access is available to the garden of plot 1 from the parking area and to the rear of plot 2 along a footpath from the rear of the car port. A pedestrian access will be formed to the front of each property from the centre of the frontage via steps up the existing bank.
- 5.7 The existing fence which represents a harsh feature and is identified for improvement in the Conservation Area appraisal will be removed and the front boundary will be enhanced with hedge planting above the existing bank with a brick wall to the parking area. The existing copper beech which contributes to the character of the area will be retained and additional specimen trees are proposed on the frontage and within the site which will soften the proposed development. The proposed landscaping is detailed in the accompanying landscape strategy. Further enhancement to the Conservation Area will be achieved as the existing dominant first floor dormer on The Tiled Barn, which forms an alien feature, will be shielded by the new dwelling on Plot 2.

5.8 Other design changes have been incorporated at the request of the Conservation Officer and include:

- 1m fencing to demarcate the front gardens to each plot
- Additional trees have been added to the planting layout to soften the street scene
- Amendments have been made to the design of the dwellings, particularly to the porch detail on plot 1
- The wall adjacent to the parking area has been retained at 800mm to accord with WSCC requirements for visibility

5.9 In all respects it is submitted that the proposed development maintains the character of the Conservation Area and in fact positively enhances it by shielding the side elevation of The Tiled Barn and allowing the opening up the frontage of the site so that it forms part of the streetscape. The dwellings have been designed to be in keeping with the locality and the additional landscaping will provide for a softened frontage. The proposal will provide an attractive development on this site which is currently visually 'closed off' from the Conservation Area and as such will represent a significant enhancement.

6. **Access and Parking**

6.1 The existing large double garage is proposed to be demolished and replaced with a smaller car port which will provide a parking space for each dwelling. A further two spaces will be available in front of the car port along with a separate visitor space. Turning is available on site to enable cars to enter and leave in forward gear.

6.2 The existing access drive formerly served The Tiled Barn but the land has since been separated from the dwelling. The proposed development will make use of this existing access. In a north easterly direction visibility is available across the bend and there is good visibility of the oncoming traffic which is precluded from overtaking by a central reservation. Visibility is also good in a westerly direction as there is a wide verge to the west of the application site.

6.3 The application is accompanied by plans which show the proposed visibility in both directions and a plan demonstrating on-site turning. The highway details are the same as

the previous application to which no objection was raised by the Highway Authority. Furthermore this proposal represents a reduction in vehicle movements given that one property has been reduced from four to three bedrooms.

7. **Local Validation Requirements**

Biodiversity

- 7.1 A biodiversity checklist accompanies the application. As a result of completing the checklist a survey was carried out and the report is included with the application. The report concludes that the site is of low ecological value and unlikely to support any protected species. Recommendations for enhancement are made to improve the ecological value of the site post development.

Flood Risk

- 7.2 The site is not located in an area at risk from flooding.

Foul and Surface Water Drainage

- 7.3 The proposed development will connect to the public foul sewer. Surface water will be dealt with by soakaways and a SuDS system will ensure that there is no additional run-off from the site.

Trees

- 7.4 An Arboricultural Impact Assessment accompanies the application. This concludes that "Although a number of small trees will require removal to facilitate the proposed development, their loss should not be detrimental to wider landscape or have an adverse impact on local visual amenity. Engineered solutions have been sought to retain the category B copper beech as this tree has the most landscape significance for the conservation area." The report also defines the method to be used for the construction of the pedestrian path within the RPA.

Bin Storage and Collection Provision

- 7.5 As mentioned in paragraph 5.6, a bin store will be provided in the curtilage of each dwelling and access to the road will be available for roadside collection.

8. Conclusion

- 8.1 The application proposal provides for two new dwellings on this site in a sustainable location. It makes effective use of the land which no longer forms part of a garden. The proposed dwellings are designed in a cottage style using high quality materials and, with the removal of the existing fence and the new landscaping proposed for the frontage, it is considered that the development will represent an enhancement to the Conservation Area. The dwellings meet the National Space Standards for room sizes and external amenity space standards as set out in the emerging Local Plan and do not impact on the amenities of adjoining residential properties.
- 8.2 In all respects therefore it is considered that the proposal is compliant with the NPPF and the relevant policies of the Local Plan. There is no identified and material harm arising from the proposal and it is submitted that planning permission is justified in this case.