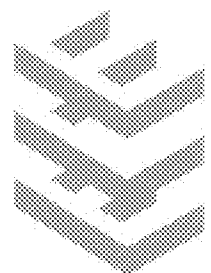


Design & Access Statement

Outline Planning Application
for the construction of 2no.
3-Bedroom chalet bungalows

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

October 2020



Project Name: Outline Planning Application for the Construction of 2no. 3-Bedroom Chalet Bungalows

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

Client: Ms V Walden

File Reference: CW/ML/C01

Issue	Date	Author	Checked	Notes
P1	09.10.20	A King	A King	Planning Issue

Introduction

This Outline Planning Application is for the construction of 2no. detached 3-bedroom chalet bungalows 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 a very 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 commercial storage. 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 due to legal ownership issues, 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 detractor 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.

This application follows the refusal of a recent Planning Application for 4 dwellings (R/117/20/OUT), with the reasons for refusal noted as follows;

1 The proposed new dwellings, by reason of their density, layout, absence of a street frontage, height and scale would fail to integrate successfully with their surroundings and would result in harm to the immediate street scene and the character and visual amenity of the area, in conflict with policies D SP1 and D DM1 of the Arun Local Plan and policy 2 of the Rustington Neighbourhood Plan.

2 The proposed new dwellings, by reason of their siting and height, would result in an unneighbourly relationship with unacceptable overlooking and loss of privacy to neighbouring occupants of no. 29 Fircroft Crescent in conflict with policies D DM1 and QE SP1 of the Arun Local Plan.

3 In the absence of any arboricultural information having been submitted, the application fails to demonstrate that trees would be adequately protected from the proposed development, as required by policy ENV DM4 of the Arun Local Plan.

4 Due to the lack of bat survey/s having been undertaken and submitted, the proposals have failed to demonstrate that ecology and protected species would be adequately protected from the proposed development in conflict with policy ENV DM5 of the Arun Local Plan.

During the course of the determination of the application, the Case Officer noted that it would be likely that two appropriately scaled dwellings would be acceptable on the site and would overcome the first two reasons for refusal, with the proposed chalet bungalows wholly in-keeping with the scale and amenity of the immediately neighbouring properties. This ensures that the proposed dwellings will successfully integrate with their surroundings and ensure absolutely no harm to the immediate street-scene and character.

Furthermore, the proposed dwellings by virtue of the very similar approach to the architectural solution to the immediate neighbours to the north and south on Fircroft Crescent, cannot possibly result in an ‘unneighbourly relationship with unacceptable overlooking and loss of privacy’ as there will be no overlooking or overbearing impact.

With regard to Reasons for Refusal 3 and 4, a Bat Survey and associated Tree Analysis has been undertaken by Lizard Landscape Design. Despite assurances given by the applicant during the Application stage on the previous submission that there were no issues with either of these items, these reasons for refusal were in our view unreasonably imposed on the Decision Notice. The supporting information proves without doubt that there are no concerns with regard to bats (none are present), and that the Tree Officers concerns regarding the trees within the Windmill Public House garden were completely unfounded.

This revised Planning Application presents a sensitively designed solution that will create 2no. new bungalow scaled dwellings that are both attractive and appropriate 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 a large private rear garden suitable for the size of properties proposed. The dwellings are positioned at suitable distances away from neighbouring buildings, and this is clearly shown on the proposed Site Plan. The proposed plot sizes are generally representative of the surrounding area particularly on Fircroft Crescent.

The overall Gross Internal Floor Area proposed within the Planning Application, including the two proposed car barns is 290.52sqm, a reduction of floor area on-site of 43.48sqm. As a result, the proposed development will not be liable for any CIL contributions.

The proposed 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 that will contribute to the lack of housing supply within the district with a negligible effect on the surrounding residential area.

This Planning Application responds positively to each of the Reasons for Refusal noted on Planning Application R/117/20/OUT, resolving each of the specific concerns, and therefore must be considered acceptable.

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; this has been confirmed as acceptable during the previous Planning Application. 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 within the scale of the immediate context.

There is no defined or overarching style of architecture in the immediate area, with predominantly simple brick dwellings. The bungalow properties on Fircroft Crescent are very 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 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 2no. 3-bedroom chalet bungalows which are of an appropriately high design quality and fully respect the characteristics of the surrounding area. The scheme is designed specifically to the constraints of the site and the previous Reasons for Refusal, 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. Three car parking spaces and two cycle spaces will be provided for each dwelling, a total of 6 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. West Sussex County Council confirmed that there were no highway issues as part of the previous Planning Application whatsoever.
- 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 2no. chalet bungalows 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. Reasons for Refusal 1 and 2 on Planning Application R/117/20/OUT have been fully considered, with all design matters resolved as part of the proposed design solution.

Design Response

Use and Amount

The development proposal provides for 2no. detached 3-bedroom chalet bungalows on a site area of 0.10 Hectares, representing a density of 20 dwellings per hectare, considered entirely suitable for the redevelopment of this brownfield site and representative of the character of the immediate area.

The dwellings are designed to meet all aspects of the National Space Standards. Car barns are proposed for each dwelling which will provide covered storage for cycles.

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.

Two measures will be used to resolve access for a fire appliance - a hydrant will be provided within the site to ensure that fire operatives can gain access to the dwellings, and the dwellings will be sprinklered. Both approaches are in accordance with Building Regulations relative to this type of site. All highway matters have been considered by West Sussex County Council as part of Planning Application R/117/20/OUT and found to be acceptable.

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 clearly be seen from the Site Plan. Three car parking spaces are provided for each proposed dwelling (including the proposed car barns) to meet parking standards.

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 including a central 'feature' tree. 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 / biodiversity benefit.

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 proposed chalet bungalows 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 proposed scale will not feel intrusive from either Mill Lane (where the dwellings will not be visible at all) or Fircroft Crescent (where the dwellings will only be partially visible behind the retained wall and will be located substantially away from the neighbouring built forms).

The design approach limits scale to that of the neighbouring properties on Fircroft Crescent. The height of the eaves lines and ridge lines is wholly appropriate, with hipped roofs further diminishing the scale of the roof form. The footprints of the dwellings are designed to limit roof height and minimise the prominence of the dwellings to negate any impact on the surrounding properties, ensuring that surrounding residential amenity is preserved.

Appearance

The dwellings are designed with a simple but traditional vernacular aesthetic utilising high quality materials and detailing. Stock red brickwork is proposed as the main facing material, with single camber plain tiles to the roofs.

Architectural features to the dwellings include brick sills and soldier courses, timber detailing, grey UPVC windows, timber composite front doors and grey rainwater goods.

The design solution creates simple but high-quality elevations appropriate for the setting of the site 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 required elements 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, with particular focus on the new feature tree proposed. Paved side paths are proposed for the dwellings leading to large rear gardens.

Access

The site will be accessed as existing 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.

The parking provision of 3 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 less than the existing allowable provision ensuring a diminution in possible vehicle movements. 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.

Furthermore, and as noted previously, all highway matters have been considered by West Sussex County Council as part of Planning Application R/117/20/OUT and found to be acceptable.

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 the shared store noted on the Site Plan and taken to the designated collection day area by the residents.

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.

Furthermore, the Planning Application resolves each of the Reasons for Refusal noted under Planning Application R/117/20/OUT successfully.

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



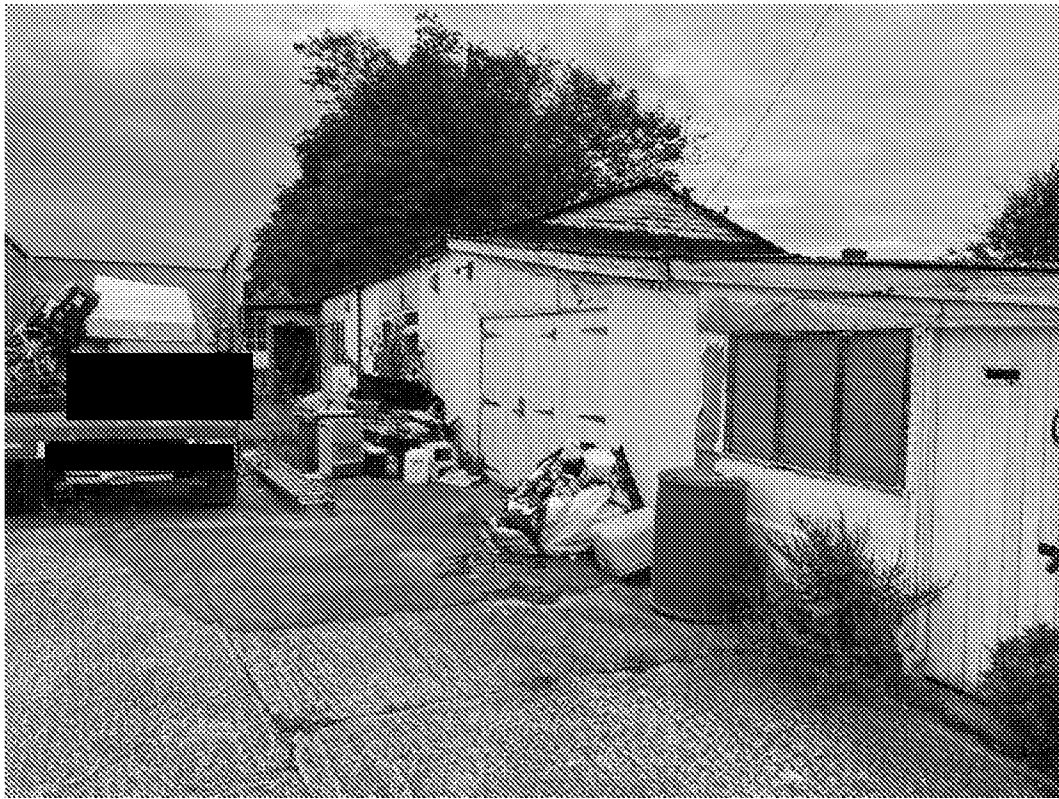
View from site along access driveway towards Mill Lane



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