

Date: Monday, 06 August 2018

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam,

Land at St Marys Close, Hurst Road, East Preston BN16 3AP. Erection of one single 4 bed family home for MJ H Executive Homes Ltd.

On behalf of your clients MJ H Executive Homes we are pleased to enclose an application for full planning permission in respect of the above address/description.

The requisite fee of £462 payable to Arun District Council has been paid separately. The application is being submitted via the Planning Portal and should be considered in association with the following supporting documents and plans submitted with the completed application forms;

Design and Access Statement

Location Plan	170829/LP-01
Precedent Plan	170829/LP-02
Drainage Strategy	503-00-a
Drainage statement July 2018	
Dwelling elevations & Plans	170829/HT-ELFP
Site Layout/Block Plan	170829/SL-03
Street scene elevations	170829/SS-01
Arboricultural survey	4274/17-01
Transport & traffic statement	July 2018
Topographical survey	P1017

Site Description & Background

The application site measures 0.09ha and is located within the curtilage of the existing St. Marys Close property and comprises a large, detached two-storey property with rendered elevations, tiled roof and large garden. A detached garage lies to the west of the house with garden to the east and south. The front boundary of the site extends to 50 metres and comprises mature planting. Access to the site is off Hurst Road via a short driveway.

The application site comprises St. Marys Close plot and the remaining garden land following the adjacent development within the gardens of St Marys Close which now bounds the plot to the east along with the dwelling known as L'Abri, another large detached property located at the junction of Hurst and Station Road.

The site is located along Hurst Road, a residential street comprising properties of varied age, design and scale. Dwellings are typically set back from the street with generous front gardens and a continuous grassed and tree lined verge is located to the front of most properties.

The site differs from other properties along Hurst Road, in particular those properties located on the north side of the street which comprise much smaller plots at a much higher density. The site benefits from its large spacious plot with the existing property being located towards the western boundary, adjacent to Knowles property.

The Proposed Development

The proposed development is for the erection a single two storey dwelling on 0.09ha of land. The proposed scheme will result in a density of 11 dwellings per hectare. The dwelling will consist of 4 bedrooms and incorporate large front and rear gardens. The building line has been set back to respect the general line of the road and will be no closer to Hurst Road than St. Marys Close or L'Abri which is located several metres in front. The retention of the building line has resulted in a generous frontage as well as a large rear garden.

Access will be via the remaining eastern access to St. Marys Close. Four on-site car parking spaces will be provided including a large attached double garage. Landscaping will be retained and reinforced on all boundaries, to avoid any overlooking or potential amenity impacts neighbouring dwellings.

Planning Assessment

The proposed scheme has been designed to incorporate all key characteristics of the local area such as the grassed verge, building lines, dwelling heights, mass and scale, off-street parking as well as the materials used and is in accordance with the recently adopted Arun Local Plan 2011-2031 and Rustington Neighbourhood Plan 2014-2029 policy 2: Housing Design.

The proposed dwelling which has a total gross floorspace of 2307sqft (214m²) exceeds the internal space standards as set out by Policy D DM2. Furthermore, the proposed scheme respects the existing building lines which has resulted in a generous frontage and the rear garden which respects Policy LAN DM1 regarding protection of landscape character and in doing so also accords with D SP1 & D DM1 regarding identity, character and detail.

The scheme will incorporate a minimum of 4 on site car parking spaces as well as a suitably sized double garage with cycle storage provision which meet the parking requirements of West Sussex County Council /Policy T SP1 of the Adopted Local Plan (2011-31). Access to the site is proposed from the existing access off Hurst Road in which a full assessment of the Building Regulations has concluded that the access is sufficient.

The proposals will result in a high quality scheme with little or no amenity impacts to residents and property Policy D DM1. Existing separation distances along Hurst Road vary with some dwellings only 1m apart. While the separation distances to L'Abri will be reduced as a result of the development, the proposed hard and soft landscaping and the relocating of the building further forwards will remove/limit any potential impact. Further landscaping will be provided along the western boundary of the site to reduce any potential impact between the new and existing plots. The proposed development will not therefore result in any impacts to surrounding residential amenity. The site therefore complies with the criteria set out under Policy D DM1. Furthermore, the site benefits from its sustainable location, within the settlement boundary and proximity to services and public transport facilities. The accompanying Traffic and Transport statement indicates as the accesses into and out of the site have good geometry and good visibility, other users of Hurst Road will not experience any detrimental effect on their existing use nor reduction in road safety. The small increase in traffic along this road will not significantly affect any pedestrian walking along Hurst Road.

Conclusions

The proposed erection of a single 2-storey dwelling with access of Hurst Road will result in a distinctive and well-designed dwelling which respects and integrates well with the surrounding area. The scheme has incorporated all the key characteristics of the area and will have a positive impact on the character and appearance of the area in which dwellings and architectural design vary considerably.

The proposed development meets all local and national policy requirements and is located within the defined settlement boundary in which there is a presumption in favour of sustainable residential development. The proposed development will make the most efficient use of an existing housing plot and make a small but valuable contribution to the Councils housing supply.

I trust that the enclosed submission provides the information necessary to validate and progress this application, however should you require anything further please do not hesitate to contact me on the details provided below.

Yours faithfully

C.D.Button

On Behalf of Carlton Design Partnership