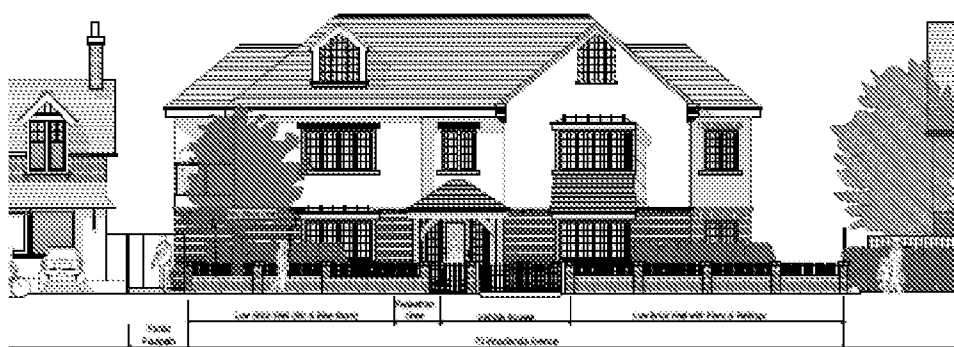


PLANNING STATEMENT

70 WOODLANDS AVENUE, RUSTINGTON, BN16 3EY



**APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF MR PETER LEACH**

JULY 2018

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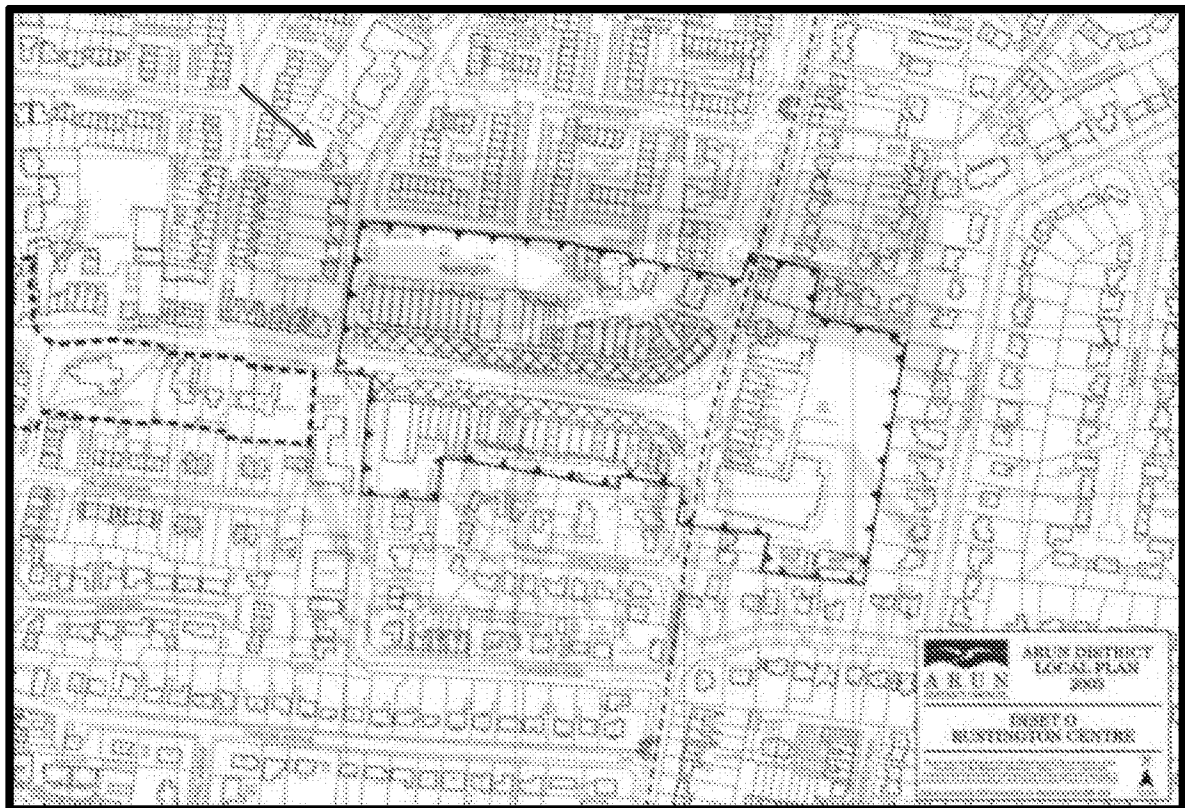
1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for planning permission at 70 Woodlands Avenue on behalf of Mr Peter Leach.
- 1.2 The proposed scheme follows the previous permission (**R/65/17/PL**) granted for a two-storey building of six two-bedroom apartments and would create a seventh apartment within the building's roofspace.
- 1.3 This Statement will show that the development proposals can be achieved without any additional harm arising and would make efficient use of the development site within the approved building. Minimal alterations to the roof are required in order to deliver the additional penthouse unit.
- 1.4 The application comprises the application fee and the following documents:
- Application Forms
 - Revised Planning Statement (Lewis and Co Planning)
 - Design and Access Statement (Oliver McGowan Architectural Design)
 - Site Location Plan BAQ 1000 Rev 2 (Oliver McGowan Architectural Design)
 - Block Plans BAQ 1001 Rev 4 (Oliver McGowan Architectural Design)
 - Site Plan BAQ 1002 Rev 6 (Oliver McGowan Architectural Design)
 - Site Sections BAQ 1003 Rev 5 (Oliver McGowan Architectural Design)
 - Existing Floor and Roof Plans BAQ 2000 Rev 3 (Oliver McGowan Architectural Design)
 - Existing Elevations BAQ 2001 Rev 3 (Oliver McGowan Architectural Design)
 - Proposed Plans BAQ 2002 Rev 4 (Oliver McGowan Architectural Design)
 - Proposed Elevations BAQ 2003 Rev 4 (Oliver McGowan Architectural Design)
 - Biodiversity First Impressions Checklist (Lewis and Co Planning)
- 1.5 All application documents should be read in conjunction with the application documents for extant permission R/65/17/PL. All issues have been satisfactorily dealt with as part of the previous application and this Statement

will show no additional issues arise from the delivery of an additional unit in the roofspace.

2.0 SITE AND SURROUNDING AREA

- 2.1 Currently the plot hosts a single residential dwelling in what is predominantly a residential area of Rustington with the adjacent buildings to the south of the site in a range of D1 uses including a nursery, dentist surgery and, immediately next-door to the site, a veterinary clinic.
- 2.2 The site is 0.12 hectares in area and currently hosts a single dwelling (at a density of 8 dwellings per hectare). The proposals would deliver seven new homes at a density of 58 dwellings per hectare.
- 2.3 The site is in a highly sustainable location with The Street just 100m south of the site. This parade of shops forms the main village centre for Rustington and hosts a wide range of convenience goods and services. The Woodlands Centre Recreation Ground is also located to the north of the site.



2003 Local Plan Inset Map showing Rustington Centre

- 2.4 The site is not within the Rustington Conservation Area (which is further west along The Street) and is not located close to any listed building or other heritage assets.
- 2.5 Prior to the 2017 permission the site was subject to an earlier planning permission for a block of six two-bedroom flats (planning reference **R/63/08**).

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed scheme involves the delivery of an additional (1no) apartment within the second floor roofspace of the approved apartment building (R/65/17/PL).
- 3.2 Plans are already approved for the demolition of the existing dwelling and erection of a two-storey building comprising six new two-bedroom apartments.
- 3.3 As part of the wider scheme, a new parking forecourt, landscaping, bin storage and cycle parking area will be delivered.
- 3.4 The scheme will make an efficient use of this site, which has already been deemed acceptable for accommodating a denser form of development.
- 3.5 The additional unit would benefit from a private terrace, this would be oriented towards the south as the adjacent veterinary clinic would not be affected by this addition. A planted screen is proposed to avoid introducing overlooking of the communal amenity space or properties to the rear of the site (although these are already screened by the retained tree belt).
- 3.6 As shown on the application plans, the northern side elevation would not be subject to any revisions from the approved design and no adverse neighbouring amenity impacts would be introduced for the residential property at 68 Woodlands Avenue.
- 3.7 The proposed dwellings would be accessed via an existing vehicular access point from Woodlands Avenue. Separate pedestrian gates are proposed from the pavement and for access to the bin store. The alignment of the road offers excellent visibility for safe access.

4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 A revised Framework has been published in July 2018. The Framework is underpinned by the same principles as its predecessor and the most relevant paragraphs of the NPPF are set out below:

Paragraphs 59 to

Paragraph 79: Sets out the ways in which the planning system should support the Government's objective "of significantly boosting the supply of homes";

Paragraph 108: Applications for development should ensure that sustainable transport options have been or could be taken up.

Paragraph 109: Development should only be prevented on highway grounds if these would be an unacceptable impact on highway safety or impacts on the road network would be severe.

Paragraph 118: Promotes effective use of land in meeting the need for homes and other uses, including promoting the development of under-utilised land and buildings and supporting the use of airspace above existing residential and commercial buildings for new homes.

Paragraph 122: Planning decisions should support development that makes efficient use of land.

Paragraph 123: Developments should make "optimal use of the potential of each site".

Paragraph 124 to

Paragraph 131: The main design policies of the NPPF. Paragraph 127 sets out specific design criteria that developments are expected to meet including functioning well, providing visually attractive development and being sympathetic to local character.

Arun Local Plan 2011-2031

4.3 The District Council have prepared a new Local Plan and the Local Plan Inspector issued their final report in July 2018 recommending a number of Main Modifications that would make the Plan sound.

4.4 Following the approval of these modifications the Council adopted the Local Plan on 18th July 2018.

4.5 The Plan replaces the policies of the previous 2003 Local Plan under which the previous permission was granted. The new Plan sets out how the area will develop over the next fifteen years and beyond.

4.6 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
T SP1	Transport and Development

Rustington Neighbourhood Plan

4.7 The Rustington Neighbourhood Plan was 'made' (adopted) in 2015 after receiving the support of 93.54% of local voters at referendum. It now forms part of the Development Plan for the area.

4.8 Relevant policies include:

Policy 2: Housing Design

Policy 4: Sustainable Drainage

Other Relevant Policies and Guidance

- 4.9 The Rustington Village Design Statement (2010) divides the village into individual Character Areas, and provides specific design guidance for each.

5.0 ASSESSMENT OF SCHEME

5.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- Principle of Development
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Transport
- Flood Risk and Drainage
- Ecology and Habitats

These are considered in greater detail below.

Principle of Development

5.2 The previous planning permission establishes the principle of residential redevelopment on the site. This permission would deliver six new homes.

5.3 An opportunity to deliver an additional apartment within the roofspace of the building has been identified and could be achieved with only minor additions to the second floor.

5.4 Local and national policies strongly support the delivery of increased densities on development sites and the delivery of new homes in Arun district.

5.5 In particular, the revised National Planning Policy Framework provides strong supporting in principles for the effective use of land in meeting the need for new homes. Paragraphs 122 and 123 in particular seek to ensure that developments make “optimal use of the potential of each site”. As set out above, the proposals would make effective use of the approved roofspace and would not increase the height of the building.

5.6 During the examination process the housing requirement figure in the Local Plan was increased to 1,000 new homes a year or 20,000 new homes over the

Plan period. The Council have identified a potential supply of 20,074 dwellings and this identified supply clearly lacks flexibility and is reliant on almost full delivery of the identified sites if the minimum housing requirement identified in the Local Plan is to be realised.

- 5.7 One way this housing land supply position can be improved is through appropriate increases in the densities of committed sites, where this is possible without significant adverse effects. The application proposals provide an opportunity to make a small contribution to meeting housing needs and improving the existing supply position.
- 5.8 The Rustington Neighbourhood Plan identifies specific local housing needs, and a particular need for smaller housing units – which forms a key component of the Neighbourhood Plan strategy. The proposed apartments would provide an additional two-bedroom home and help meet these identified needs. The Strategic Housing Market Assessment identifies that two-bedroom units comprise 33% of overall housing needs District-wide. The proposals therefore comply with local Neighbourhood Plan policies and Local Plan Policy H DM1 (Housing Mix).
- 5.9 The application site is considered to be a sustainable location and a suitable location for housing development.
- 5.10 The paragraphs below consider in detail the proposed development and its compliance with relevant national and local planning policies. There are no significant impacts of the scheme that would prevent the grant of planning permission.

Design

- 5.11 The Officer's Report for the previous application was supportive of the design of the permitted building, and stated:

"The design of the building is not unattractive and is sensitive to its setting having the appearance of a large detached dwelling. It incorporates bays and brick corbelling which are not considered be out of keeping with its locality and the number of balconies are limited to one per flat providing uncluttered

elevations... The ridge height of the proposed development would also be no higher than the dwelling to the north and the property would be set back from the site frontage 18m which reduces its visual impact and prominence in the street scene further."

- 5.12 None of the details identified above would be adversely impacted upon by the application proposals. To the front of the property, the proposed scheme would introduce a second-floor window in the gable end and a single small dormer. The building would continue to have the visual appearance of a large detached dwelling as describes in the previous Officer's Report and these minor additions would not result in any significant visual harm to the streetscene.

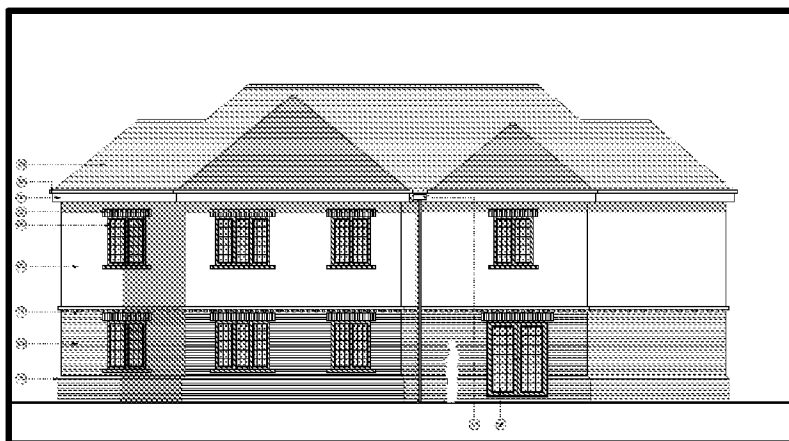


R/65/17/PL Building in streetscene (as approved)

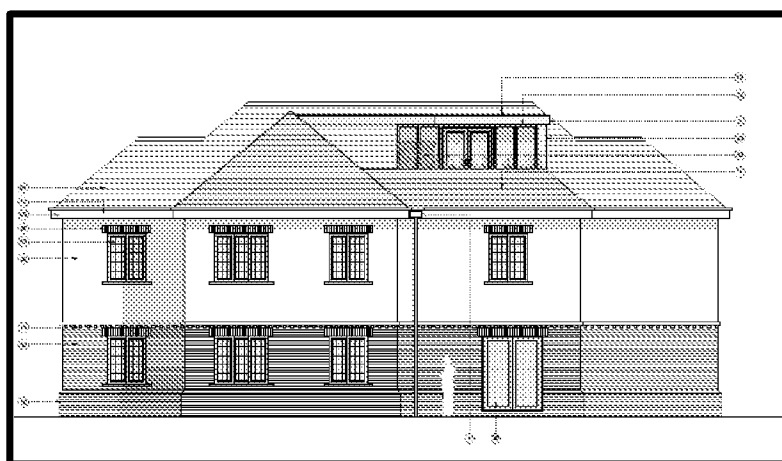


Application scheme in streetscene

- 5.13 The application proposals would result in no visual changes to the north (side) elevation of the building. From the south (side) and west (rear) elevations the only significant change would be the introduction of the terrace and altered roof form surrounding this. This flat roofed element would replace a smaller pitched roof at the rear of the building. Despite these additions they would still appear subservient to the main, central roof form and would not affect the ridge height or overall bulk of the building.



R/65/17/PL Building rear elevation (as approved)



Application scheme rear elevation

- 5.14 The scale, massing and height of the building is therefore considered to be acceptable in accordance with Neighbourhood Plan Policy 2 (Housing Design), and Local Plan Policy D SP1 (Design).
- 5.15 The Rustington Village Design Statement identifies design guidelines for development proposals. Woodlands Avenue is within Character Area 7, a largely residential area north of The Street.
- 5.16 The Village Design Statement identifies brick facades and clay roof tiles as the prevailing architectural features of the area, with uPVC doors and windows commonplace. Brickwork facades are proposed at ground floor level, with white render to the first floor – providing an additional element of visual interest. Both neighbouring properties incorporate half brick, half white render facades. The proposals therefore comply with Policy D SP1 (Design) of the emerging Local Plan (2014).

- 5.17 Roof tiles and uPVC windows and doors are proposed in accordance with design guidance and as approved under the R/65/17/PL scheme.
- 5.18 The partial set back and set down of the roof to both sides of the building is maintained and this ensures that the bulk and scale of the roof as a whole, when viewed from the street is minimised. The additions, importantly, do not affect this. The height of the property remains two storeys, which reflects the character of the area and provides an appropriate design solution within the parameters of the Village Design Statement guidance.
- 5.19 The proposals accord with all relevant design policies, as well as the more detailed design guidance tailored for the specific Character Area of Rustington within the Village Design Statement.

Neighbouring Amenity

- 5.20 Neighbourhood Plan Policy 2 sets out design principles for development proposals. It states that development should “not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties”.
- 5.21 The layout and design of the building has purposefully incorporated measures to minimise and avoid impacts on adjacent properties. Consideration has been given to the potential for overlooking 68 Woodlands Avenue and the revisions made under this application will have no effect on the relationship between the application building and this neighbouring residential property to the north.
- 5.22 Properties to the south of 70 Woodlands Avenue, and 72 Woodlands Avenue in particular, are in D1 uses and would not be significantly adversely affected by more intensive residential use of the site. The neighbouring building (72 Woodlands Avenue) is currently a Veterinary Clinic and a public footpath already separates the two plots.

- 5.23 The previous Case Officer concluded that there would be no adverse impacts on residential amenity. Their Officer Report stated:

“At its closest point the development is 16.5m from the rear elevation of properties in Church Road. It is considered that this distance is acceptable and would not result in materially adverse overlooking impacts.”

- 5.24 This distance would remain unchanged under the revised scheme and the new terrace would be screened along its western edge to avoid any overlooking of these properties to the rear of the site.

- 5.25 Therefore no new neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

- 5.26 The proposed new dwelling would exceed the relevant minimum floor space requirements set out in National Guidance.

- 5.27 The minimum floorspace requirement for a 2 bedroom, 4 person apartment is 70m² and overall internal floorspace of the new dwelling would be 106.7m² (excluding eaves space in accordance with the requirements of technical housing standards). 80m² of this internal floorspace would have a headroom of more than 2.3m (75%). The proposal therefore meets the requirements of Local Plan Policy D DM2 (Internal space standards).

- 5.28 All accesses into the site provide level access and a disabled parking provision is included within the parking plan. See the accompanying Design and Access Statement for further details.

- 5.29 Similarly, the scheme has been appropriately designed to minimise the risk of crime by ensuring appropriate surveillance of the parking forecourt, in accordance with Chapter 16 of the Secured by Design guidance.

Transport

- 5.30 The West Sussex County Council parking demand tool shows that a 7no two-bedroom flat development without allocated parking would generate a parking demand of five off-street parking spaces. The proposed scheme provides seven spaces (including one disabled space), exceeding the identified demand for the development, and is in a central location with easy access to services and facilities on foot. This an increase of one parking space.
- 5.31 The site is also in close proximity to the public car park which we understand offers three hours of parking for visitors – which would ensure some short-term visitors could also park close to the site without increasing on-street parking.
- 5.32 Parking provision is therefore considered to be appropriate to the scale of development and complies with Local Plan Policy T SP1 (Transport and Development), which seeks appropriate provision of parking, consideration of the impact of new developments on on-street parking demand and supports proposals that reduce the need for travel by private car.
- 5.33 Given the close proximity to local services (100m from the Village Centre at The Street), the proposals would deliver an additional two-bedroom home in easy walking distance to a wide range of local services, shops and facilities and would minimise reliance on private cars in accordance with the objectives of national planning policies and the Local Plan (Policy T SP1).

Flood Risk and Drainage

- 5.34 The application site is in Flood Zone 1 and the additional dwelling proposed is located at second floor level. The development is therefore not considered to be at risk from flooding. The Government's Long Term Flood Risk Information service also shows that the flood risk for surface water flooding is also low.
- 5.35 Connection to the existing foul water drainage system is proposed and soakaways will be used to control surface water runoff – as per the extant planning permission.

Ecology and Habitats

- 5.36 A Biodiversity First Impressions Assessment has been undertaken and demonstrates that none of the identified biodiversity indicators apply to the application site.
- 5.37 No biodiversity concerns were raised during the previous planning applications for the site.
- 5.38 Given the absence of significant habitats there are not considered to be any biodiversity implications for the proposed development. If deemed necessary mitigation measures could be secured by condition.

Trees

- 5.39 The previous application was accompanied by a Tree survey and report by PJC consultancy which confirmed that the proposed scheme would provide for suitable protection of trees on the site in accordance with the British Standard. No changes have been made to this approved scheme that would have additional arboricultural impacts.

6.0 CONCLUSIONS

- 6.1 The scheme proposes an additional (seventh) two-bedroom apartment within the second floor roofspace at 70 Woodlands Avenue. The principle of residential redevelopment of the site has already been established following the previous permission for the apartment building.
- 6.2 The scheme is well designed, and the site's location offers clear sustainability benefits with easy access to shops and services.
- 6.3 The amenities of neighbouring residents will be preserved, and appropriate provision has been made for required parking, bin storage and outside amenity space (where possible).
- 6.4 The benefits of the additional dwelling are significant in terms of the provision of high quality housing on a site that can accommodate the extra unit within the development already permitted and there are no disadvantages that would significantly and demonstrably outweigh this benefit.
- 6.5 The proposal helps make efficient and effective use of the site, with little impact on the surrounding area or streetscene and therefore meet the objectives of national planning policy. As residential development is already permitted for the site, permission for the additional unit will ensure a comprehensive development and minimise the impact of construction works on neighbouring properties if both developments could be delivered alongside one another.
- 6.6 In the light of the above, the local planning authority is respectfully requested to allow the application and grant planning permission.

Lewis & Co Planning
July 2018