

Ref: GA/JS/01917/L0010

27th September 2017

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 a single 2-storey dwelling
Applicant: MJH Executive Homes Ltd

On behalf of our clients MJH Executive Homes we are pleased to enclose an application for full planning permission for the:

"Erection of a single 2-storey dwelling"

The requisite fee of £385 payable to Arun District Council has been paid separately. A hard copy and CD of all supporting documents have also been sent in the post.

The application has been submitted via the Planning Portal (Ref. PP-06363805) and should be considered in association with the following supporting documents and plans submitted with the completed application forms:

- Design and Access Statement
- Existing House Elevations Ref. 151117/EHT_EL
- Location Plan Ref. 151117-LP-01
- Local Precedent Ref. 151117-LP-02
- Drainage Strategy Ref. 502-00-B

The Exchange | Colworth Science Park
Sharnbrook | Bedford | MK44 1LQ

Armstrong Rigg Planning Ltd

Registered in England & Wales No 08137558. Registered Address:

The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LQ.

- Drainage Statement
- Single Dwelling Elevations Ref. 170829/EL
- Single Dwelling Floor Plans Ref. 170829/FP
- Single Dwelling Site Layout Ref. 170829/SL
- Arboricultural Survey Ref. 4274/17-01
- Street Scene Single Dwelling Ref. 170829-SS-02
- Transport and Traffic Statement

Site Description and Background

The application site extends to 0.09ha and is located within the curtilage of the existing St. Marys Close property which extends to 0.23ha 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 from Hurst Road to the north via two points at each end of a semi-circular drive.

The application site comprises garden land located to the east of St. Marys Close and is bound to the east by 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 of a single 2-storey dwelling on 0.09ha of land adjacent to St. Marys Close. 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 eastern access to St. Marys Close which will form part of the application site. Two on-site car parking spaces will be provided as well as a double garage.

Landscaping will be retained and reinforced on all boundaries, in particular along the eastern boundary to avoid any overlooking or potential amenity impacts on L'Abri and additional planting will be provided along the western boundary to minimise impacts on St. Marys Close.

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.

The proposed dwelling which will have a total gross floorspace of 2307ft² (214.4m²) 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 more than exceeds that sought from Policy D DM3 (External Space Standards).

The scheme will incorporate 2 on site car parking spaces as well as a double garage which meet the parking requirements set out under Policy DM12 and Appendix 2 of the Adopted Local Plan (2003). 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 proposed scheme will result in no amenity impacts to residents. Separation distances along Hurst Road vary with some dwellings only 1m apart. While the separation distance to L'abri will be reduced as a result of the development, the proposed hard and soft landscaping will remove any potential impact. Further landscaping will be provided along the western boundary of the site to reduce any potential impact on the existing St. Marys Close. The proposed development will not result in any impacts to surrounding residential amenity. The site therefore complies with all the criteria set out under Policy GEN7.

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 not 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

[Redacted signature block]

Geoff Armstrong

Director

Armstrong Rigg Planning

[Redacted contact information block]