

Planning / Design and Access Statement

Proposal:

**Extension to existing roof to form 2No. 2 bedroom flats,
provision of 3no. parking spaces and associated works**

Site:

Park View Court, Jubilee Avenue, Rustington BN16 3ND

Client:

Park View Court Ltd.

Ref: PLAN 1208 / August 2018

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

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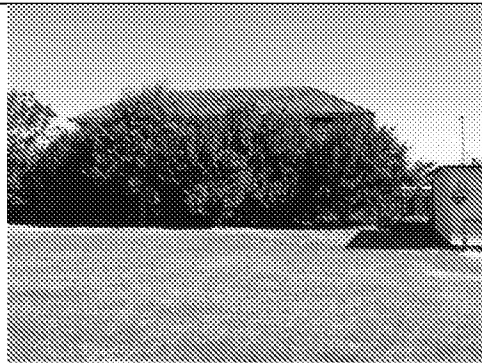
1. Introduction

- 1.1 This statement has been prepared on behalf of our client Park View Court Ltd., to accompany the planning application for the extension of the existing roof to form 2No. 2 bedroom flats, together with external works to provide 3no. parking spaces and associated works.
- 1.2 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:
- Physical Context – explains the physical context of the site and its surroundings;
 - Planning Context – relevant planning history of the site and broad policy requirements;
 - Use – the purpose of the proposed development;
 - Amount – the extent of development on the site;
 - Scale – details of the physical size of the proposed development;
 - Layout – the relationship of the proposed development to the site and its setting;
 - Appearance – details of materials, style and impact upon the existing and neighbouring properties;
 - Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
 - Access – access to the proposed development and associated parking;
- 1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.
- 1.4 The application is submitted to secure full planning permission for the construction of a 2no. 2 bedroom flats and associated works.

2. The Site and Its Surroundings

- 2.1 The site comprises the curtilage of Park View Court, which is sited at the southern end of Jubilee Avenue. The existing building comprises a 3 storey block of flats set back from Jubilee Avenue and orientated north-south. The existing building hosts 6 flats, with balconies on the southern elevation facing toward the recreation ground.

- 2.2 The existing building is finished in a light red brick and render. Balcony balustrades are fixed to the southern elevation of the building, with balconies set into the building façade.
- 2.3 Each of the existing flats comprises 2 bedroom properties of the same layout and footprint. Principle rooms / elevations face both north and south.
- 2.4 Jubilee Avenue is a cul-de-sac serving residential properties that generally comprise semi-detached properties. At the southern end is a terrace of residential properties to the west side and 3 storey terraced properties to the east, orientated north-south much like the application site. These properties include large flat roof dormers within the existing roof slopes.
- 2.5 To provide further context, included below are a number of photographs of the site and the surrounding area.

	
Existing front and east side elevation	Existing west side elevation
	
View of south elevation from recreation ground	Town houses to east side of Jubilee Avenue, viewed from Recreation Ground

3. The Application Proposal

- 3.1 The proposal would include the removal of the existing hipped roof and its extension to form 2no. 2 bedroom flats. The proposals would form a hipped roof and would include the provision of flat roof dormer windows to the front and rear roof slopes.
- 3.2 3 additional parking spaces are proposed to serve the new flats. Existing allocated parking will also be retained. The proposed parking spaces would be formed by extending the existing hardstanding area westward, forward of the proposed flats.
- 3.3 The proposed accommodation for each of the flats would comprise: lounge, kitchen, 2 bedrooms, bathroom and balcony. Access to the flats would be via the existing stairwell, which would be extended into the roof space.
- 3.4 The proposed works would be carried out alongside the overall renovation of the building, with all balcony balustrades, windows and doors repaired / replaced. The proposal to alter the existing roof form, together with the use of alternate materials and general improvement works would form a contemporary building style that would significantly improve its appearance. External works would include the repair and relaying of the surface of the access road, hardstanding / parking spaces and footpath leading into the site. Allocated parking would also be marked out and no parking areas indicated in front of the 3 garages to the east of the flats garages serving properties fronting Jubilee Avenue.

4. Planning History

- 4.1 In reviewing the online planning register, there is no material planning history relating to the application site.

5. Planning Policy and Guidance

Legislative background

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 The revised NPPF (July 2018) states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The Framework seeks to ensure that planning applications are determined in accordance with the development plan.
- 5.3 Paragraph 10 states that in order for sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.4 Paragraph 11 (replaces former paragraph 14) sets out that for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.5 Footnote 6 to criteria d. i. listed above now provides an exhaustive list of restrictive policies, under which the presumption in favour would not apply.
- 5.6 Paragraph 12 goes on to confirm that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date

development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.9 Paragraph 91 'Promoting healthy and safe communities' confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and

- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 5.10 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Section 12 of the revised framework sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Specifically, this section of the NPPF sets out that planning decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Plan Policy

- 5.13 Local Policy is contained within the recently adopted Local Plan 2011-2031. The adoption of the Local Plan supersedes policies contained within the former Local Plan 2003. The new Local Plan sets out the Council's strategic approach to development within the District.
- 5.14 Policy SD SP1 - Sustainable development sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).
- 5.15 Policy SD SP1a - Strategic Approach sets out that it seeks to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services
- 5.16 Policy SD SP2 – Built-up Area Boundary states that Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 5.17 Policy GI SP1 - Green Infrastructure and development sets out the existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- 5.18 Policy D SP1 – Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area. Development proposals should have been derived from: a thorough site analysis and context

appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character, materials, finish, architectural details and nearby habitats of the site and local area.

- 5.19 Policy D DM1 - Aspects of form and design quality confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.
- 5.20 Policy D DM2 - Internal space standards states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards are considered to provide guidance only.
- 5.21 Policy ECC SP1 - Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- 5.22 Policy ECC SP2 - Energy and climate change mitigation confirms that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
 - b. Use design and layout to promote energy efficiency; and
 - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

6. Planning Assessment

- 6.1 The assessment of the application is made in line with the newly adopted Local Plan, which is considered to support the proposed development for the reasons discussed below.

Principle of Development

- 6.2 The site the subject of this application is located within the defined built-up area boundary, within which the principle of development is considered to be acceptable, in accordance with Policy SD SP2 of the newly adopted Local Plan.
- 6.3 The site itself is not designated under the Local Plan for any designated use.
- 6.4 The proposal seeks to deliver 2no. additional flats at the application site, by taking the opportunity to extend and alter the appearance of the existing building. The proposals are considered to result in a positive contribution to both social and economic conditions through the delivery of new homes and associated construction works.

Sustainability

- 6.5 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. The location of the development is driven by availability of land to the rear of 10 Barrack Lane, which is unconstrained, with the exception of the protected trees on the site boundary.
- 6.6 Economically, whilst only of a small scale, the construction of the proposed dwelling would have a positive economic benefit.
- 6.7 In terms of the social element to sustainability, the proposal provide two residential dwelling, in a sustainable location. It can therefore be concluded that the development as proposed represents sustainable development.

Design and Layout

- 6.8 The existing building on-site is set back from the frontage to Jubilee Avenue; therefore the site is not readily visible from Jubilee Avenue. The building is, however, readily visible from the Woodlands recreation ground to the south and

the rear gardens of surrounding residential properties. The existing building is not characteristic of the surrounding built form, as it comprises the only block of flats within the locality. Therefore, any changes in terms of its design and appearance is not considered to impact upon the prevailing character and appearance of properties along Jubilee Avenue or when viewed from Woodlands recreation ground.

- 6.9 The proposal seeks to extend the building to form two new dwellings, therefore taking the opportunity to make better use of the site and provide additional residential dwellings within the existing settlement area. This is considered to be an appropriate site to accommodate the additional flats, which together with the proposed improvement works, would significantly improve the quality and appearance of the building.
- 6.10 The rationale behind the proposed design is to form a modern appearance to the property through the use of new materials, but maintaining a gable roof design to reflect other properties in the locality. Whilst the changes would alter the appearance of the building, in its current form it is not considered to be of high architectural value. The introduction of a 3rd floor would give the opportunity to create an improved appearance to the building, with the use of appropriate materials ensuring that a high quality appearance is formed.
- 6.11 In terms of the site layout, this would be altered to provide 3 additional parking spaces to serve the new flats, whilst also ensuring that those existing are retained. These would be set within the site, and the level of provision would meet the County Council's parking guidelines for the area. The parking would be positioned on land that is underutilised and would not therefore impact upon amenity space serving the existing flats on the site. Additional bin and bikes stores are also proposed, adjacent to the existing garages.
- 6.12 Overall, the design is considered to be reflective of the sites context and the design appropriate. The Council are in position where they are unable to demonstrate a suitable supply of new homes to meet requirements, therefore the proposed extensions would make efficient use of an already developed site and although only proposing a small number of dwellings, it would make a positive contribute towards new housing in the District.
- 6.13 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan.

Neighbour amenity

- 6.14 The proposal does include the provision of additional dormer windows within the front and rear roof slopes of the building and a hip to gable roof extension. This would therefore increase the scale of the roof structure. However, this would sit within the existing footprint of the building, and would not result in the building extending towards any neighbouring properties.
- 6.15 In terms of the introduction of additional windows to the front and rear of the building, these are not considered to give rise to any further overlooking of neighbouring properties. The existing building has first and second floor windows facing both north and south at 1st and 2nd floor level. The introduction of additional windows at 3rd floor level will not give rise to any increased levels of overlooking to that which currently exists.
- 6.16 The internal layout for both flats meets the minimum internal floor standards contained in the Nationally Described Space Standards. Balconies are also proposed to serve the proposed new dwellings. The proposal would therefore provide for an appropriate level of amenity for future occupants.
- 6.17 The proposed design would therefore ensure that the amenity of adjoining properties would be preserved and a suitable living environment would be achieved for future occupants.

Access

- 6.18 Paragraph 108 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 6.19 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on

highway safety, or the residual cumulative impacts on the road network would be severe.

- 6.20 Paragraph 111 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 6.21 Access is to be provided via the driveway serving the existing flats. This would continue to be shared with the existing flats. The scheme does not propose any alterations to the existing point of access on to Jubilee Avenue.
- 6.22 The form of development would generate very low vehicular trip movements and would be accessed via a driveway serving the existing flats. The residual cumulative highway impacts of development would not be severe and therefore should not be resisted on highway grounds in accordance with the advice in the NPPF.

Foul and Surface Water Drainage

- 6.23 Local Plan Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The policy goes on to confirm that proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.
- 6.24 The proposal would not impact upon existing arrangements for surface water drainage, and would not give any significant rise to the level of hard surfacing across the site.
- 6.25 Foul drainage is to be connected to the existing foul sewer network, which will be subject to appropriate consultation and agreement with the foul sewage utility provider.
- 6.26 Subject to the above, the proposal will ensure compliance with Policy W DM3 of the Local Plan and will ensure that flood risk is not increase on or off site as a result of the proposed development.

7. Conclusion

- 7.1 Planning permission is sought for the extension to the existing roof of the building to form 2No. 2 bedroom flats, together with external works to provide 3no. parking spaces and associated works. The principle of the proposed development is acceptable given the sites location within the defined built up area boundary.
- 7.2 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF to encourage sustainable development and its support to deliver a wide choice of high quality homes, to make places better for people and to not stifle innovation. The development is additionally compliant with the relevant Local Plan Policies, whereby the development can be achieved without harm to the visual amenities of the locality.
- 7.3 The proposed siting, scale and design would not detract from the existing street scene, therefore ensuring that the character and appearance of the locality is preserved. Residential amenity would also be preserved, given the form of development and existing relationship between buildings.
- 7.4 In terms of technical matters, the proposed development includes a safe means of access and suitable parking provision for the existing and proposed dwellings. There are no ecological or environmental constraints that affect the proposed development.
- 7.5 With no harm to the amenities of adjacent land owners, no change to the prevailing character and appearance of the area or harm to the natural environment, it is respectfully requested that planning permission be granted.