

Planning, Design & Access Statement

Proposed carport

19 Botany Close
Rustington
BN16 2BJ



Client: Mr P Goulder

Document Reference: PDA/01-A

 Tier Planning
Services

1 Introduction

This Planning, Design & Access Statement has been prepared on behalf of my client Mr P Goulder to accompany this re-submitted householder planning application for a proposed carport. This follows Arun District Council's previous refusal of planning application R/126/21/HH on the 13th July 2021 for installation of a carport at 19 Botany Close, Rustington.

This statement describes the planning background pursuant to this application, the details of the amended scheme proposed and an assessment against current development plan policy. This planning application has been submitted at the same time as an appeal to the Planning Inspectorate relating to application R/126/21/HH for a similar scheme for a proposed carport at the application property.

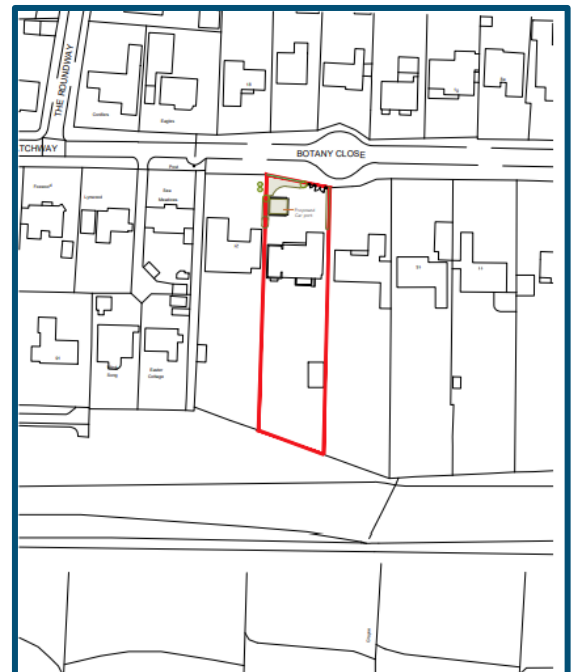
This supporting statement seeks to demonstrate that the concerns raised by the Local Planning Authority in their previous reason for refusal have been addressed through the proposed retention of the existing planting, gates and piers along the northern front boundary of the application site and a reduction in the width of the carport. My client is also amenable to a planning condition which requires the existing planting, gates and piers to be retained in conjunction with the proposed development to provide reassurances to the Local Planning Authority that the proposed carport will be appropriately screened from the street scene perspective.

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2 The Site and Its Surroundings

The existing property is a detached two storey modern dwelling which is located on the southern side of Botany Close. The road comprises a mixture of large, detached properties situated in spacious plots. The properties within Botany Close vary in terms of their scale, design, position within their respective plots and use of materials. The street scene is therefore considered to be varied in terms of character and appearance.

The building the subject of this application, has previously been granted planning permission by the Council for extensions to the dwelling under applications, R/139/17/HH and R/1/20/HH. The building is orientated to the north with southerly views of the Rustington seafront to the south.



3 The Application Proposal

This application seeks householder planning permission for the installation of a detached carport to the north of the existing dwelling house. The carport would be located within an area of existing hard standing used for the parking of vehicles associated with the property. It is proposed to retain the existing planting, entrance gates and fencing along the northern front boundary and within the north-westerly corner of the site to their existing heights. This area of land is fully within the Applicant's ownership who therefore has control to retain the existing hard boundary treatment and planting.

4 Planning Background

This application has been submitted following Arun District Council's refusal of planning application R/126/21/HH on the 13th July 2021 for the installation of a carport at 19 Botany Close, Rustington.

The Council's reason for refusing the previous application is set out below:

"The car port, by reason of its size and position forward of the dwelling, would have a significant adverse impact on the character of the area in conflict with policies D DM1 (1) and DSP1 of the Arun Local Plan."

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Within the Officer's Delegated Report for application R/126/21/HH, the Planning Officer considered that:

"The car port sits at the front elevation of the property and will have a significant harmful impact to the street scene and wider area due to its location near the boundary. There are no similar proposals to this in Botany Close. The car port by reason of its size and position to the front of the building would be out of character with the area causing harm to the character of the area."

5 Planning Considerations

Design & Visual Impacts on the Character of the Area

Policy D DM1 requires development to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

Policy D SP1 states proposals should reflect the characteristics of the site and local area in layout, scale and character as well as other issues.

Policy 2 of the Rustington Neighbourhood Development Plan states proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area. Whilst this policy was referenced in the Officer's Delegated Report for the previous planning application for the carport, it was acknowledged that this policy relates to housing design and alterations to dwellings and not for ancillary outbuildings. This policy is not specifically relevant to this proposal, but it is recognised that the requirements align with similar relevant policies within the Arun District Local Plan.

The plans submitted with this revised application show the substantial amount of existing planting located along the northern boundary and within the existing north-westerly corner of the site which will be retained to their existing height. This planting comprises evergreen bushes and a Holly bush which measure 3.1 metres and 3.7 metres in height. Along the northern front boundary of the site there are also 1.8 metres high entrance gates, piers and a single gate which incorporate close boarded horizontal timber panels.





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The proposed carport would measure 2.4 metres in height and would therefore be completely screened by the existing planting, entrance gates and piers from the street scene perspective. To provide reassurances to the Council that the proposed carport would not be harmful to the character of the street scene or the wider area, my Client would be amenable to a planning condition being imposed which requires the existing planting, gates and piers to be retained in conjunction with the proposed development. In addition to this my Client has chosen to reduce the width of the carport in comparison to the scheme submitted in order to reduce the scale of the proposed structure.

The proposed carport would incorporate materials to match the existing dwelling house and a green sedum roof. From the street scene perspective, any brief glimpses of the proposed carport that would be visible from the road to the north would appear as a small ancillary outbuilding subservient to the modern main dwelling. With the retention of the planting, gates and piers imposed through an appropriately worded planning condition, it is considered that the proposed carport would not be harmful to the character of the area or street scene.

This amendment is considered to overcome the Council's previous reason for refusal in respect of the proposed carport having any significant adverse impact on the character of the area. The development would therefore meet the requirements of Policies D DM1 (1) and DSP1 of the Arun District Local Plan.

Impact on the Spatial Character of the Area

Within the Officer's Delegated Report relating to application R/126/21/HH, comments were made regarding the position of the carport structure being forward of the principal elevation of the dwelling house and as a result of this the Planning Officer considered that the structure would have a harmful impact on the street scene. The previous section of this statement demonstrates the reasons why the proposed carport in this position, forward of the principal elevation of the dwelling, would not have an adverse or significant impact on the character of the area.

In order to demonstrate that the proposed carport would not be out of keeping with the spatial character and layout of residential properties within the road, the photos within Appendix A show other residential dwellings within the road which have garages and carports located forward of their front elevations. The properties within Botany Close vary in terms of their scale, design, position within their respective plots and use of materials. The street scene is therefore considered to be varied in terms of character and appearance.

The positioning of a modest carport structure within the location shown on the plans submitted would not therefore be out of keeping with the spatial character or appearance of residential development within the road. The proposal would therefore meet the requirements of Policies D DM1 (1) and DSP1 of the Arun Local Plan in this respect.

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Amenity Impacts

Policy D DM1(3) of the Arun District Local Plan 2018 requires developments to have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

In the consideration of the previous application R/126/21/HH, the Planning Officer confirmed that due to its height and position, the proposed carport would not have a demonstrably harmful impact on the neighbouring property to the west at 21 Botany Close. The proposed carport would be located in a similar position and distance from the western boundary as the previous planning application. As a result, this proposal would cause no harm to the amenity of the adjacent neighbouring property to the west and would comply with the requirements of Policy D DM1(3).

6 Conclusion

It has been demonstrated that the Council's previous concerns relating to impact of the proposed carport structure has been overcome through the retention of the existing planting, entrance gates and piers now shown on the submitted plans and the reduction in the width of

the carport. My Client has also confirmed that he is content for a planning condition which requires the existing planting, gates and piers to be retained in conjunction with the proposed development.

The proposed carport is considered to be of appropriate scale and would incorporate materials that match the existing dwelling house. The proposed development would not therefore cause any harmful impact on the character or amenity of the street scene. As there is no particular uniformity of dwellings within the road and examples of other garages and extensions forward of the original principal elevations of the dwellings within the road, it is not considered that the proposed development would be out of character with the spatial form or layout of residential development within the surrounding area.

The proposed development is therefore considered to be development plan compliant and acceptable in terms of its impact on the character of the area and to neighbouring amenity.