



RODWAY PLANNING  
CONSULTANCY LIMITED

## PLANNING SUPPORT STATEMENT

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**In relation to:**

***‘Demolition of existing garage & store to an existing dwelling & erection of 1 no. four-bed chalet style dwelling (re-submission of planning ref: R/72/19/PL)’***

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**6 Manor Road, Rustington, West Sussex,  
BN16 3QT**

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**November 2019**



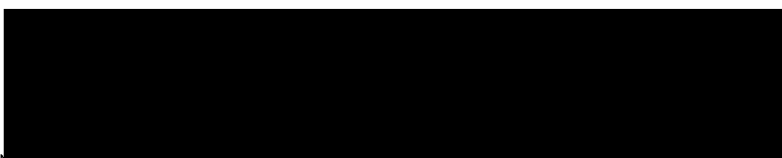
**RTPI** 1  
Chartered Town Planner

## PLANNING STATEMENT

6 Manor Road, Rustington, West Sussex, BN16 3QT

### I. INTRODUCTION

- 1.1 This planning application proposes the erection of 1 No. 4-bed chalet style dwelling to the rear of No. 6 Manor Road, following the demolition of an existing garage & store to the existing dwelling, which will otherwise be retained.
- 1.2 The proposal seeks a re-submission of a previously refused planning application, which sought permission for *'demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden'* (**planning ref: R/72/19/PL/**).
- 1.3 This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policies and all other material planning considerations.
- 1.4 This statement should be read in conjunction with the submitted drawings, which have been prepared by deadspace Designs.





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## 2. SITE CONTEXT

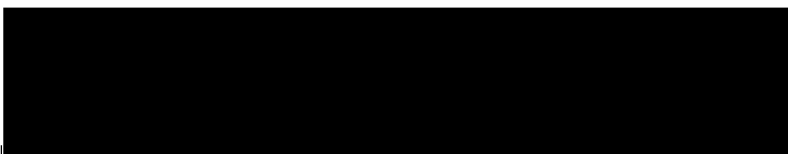
- 2.1 The proposed development seeks to erect 1 No. 4-bed chalet style dwelling in a backland position to the rear of No. 6 Manor Road. The demolition of an existing garage & store on the existing dwelling will be required in order to facilitate the proposed development and associated access.
- 2.2 The application site is broadly rectangular in shape and measures approximately 0.13 hectares (1323m<sup>2</sup>) in size. It lies on the south side of Manor Road, relatively close to the junction with old Manor Road to the west.



Fig 1. Aerial map showing the Application site and its surroundings (courtesy of Promap)



- 2.3 The site is bordered by fencing (approximately 1.8m in height), with some sections of block wall and hedging to the rear (approximately 5m in height). The existing boundary treatments are to be retained as part of the development.
- 2.4 The surrounding area is predominantly residential in character and is typified by mainly detached and semi-detached bungalows. There is a small cul-de-sac / backland development of bungalows to the immediate east of the application site at Grafton Close.
- 2.5 In terms of the site's designations in relation to Local Level policies, the site is located within the defined built-up area boundary for Rustington, as defined by Policy Map 4: Littlehampton and the Surrounding Area.
- 2.6 The host dwelling (No. 6 Manor Road) is not a statutorily Listed building, and nor is it located within a Conservation Area.
- 2.7 To our knowledge, there are no other planning constraints or designations are applicable to the application site.



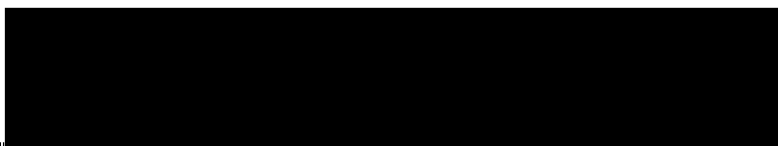


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### 3. PLANNING POLICY CONTEXT

#### (i) National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) was originally published in 2012, with a revised version published in July 2018. A further updated version of the NPPF was published in February 2019, comprising only minor alterations to the 2018 publication.
- 3.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.3 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These objectives are economic, social and environmental, which *“should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”* (paragraph 9).

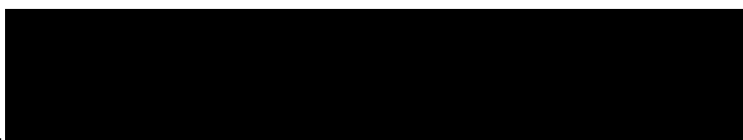


- 3.4 Paragraph 11 is an important element of the NPPF. It states that: *“Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where 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”.*
- 3.5 Paragraph 12 confirms 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.”*
- 3.6 Section 4 of the Plan refers to Decision Making. At paragraph 38 of the Framework, it sets out that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should... 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.**”*
- 3.7 Section 5 relates to delivering housing. It reiterates at paragraph 59 that the Government’s objective is to significantly boost the supply of new homes. Paragraph 63 confirms that non-major development schemes should not have to provide



affordable housing (although a lower threshold is applicable in designated rural areas). Paragraph 68 identifies the important role small and medium sized sites can make to meeting the housing supply of an area. It states that local planning authorities should *“support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...”*

- 3.8 At paragraph 73 the NPPF sets out that *“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”*. The Framework also clarifies that *“a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement”*
- 3.9 Section 9 discusses sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.
- 3.10 At paragraph 103 the Framework confirms that *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.
- 3.11 Paragraph 106 sets out that *“Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling*



*justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport”.*

- 3.12 Paragraph 108 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide: “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”.
- 3.13 At paragraph 109 the Framework also confirms 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”.
- 3.14 Section 11 is entitled ‘Making effective use of land’. Paragraph 117 confirms 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”.
- 3.15 Paragraph 118 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should “c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”.
- 3.16 Paragraph 122 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability,



existing character and setting, and *“the importance of securing well-designed, attractive and healthy places”*.

3.17 Section 12 refers to achieving good design. Paragraph 124 states *“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...”*

3.18 Paragraph 127 sets out that *“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);*

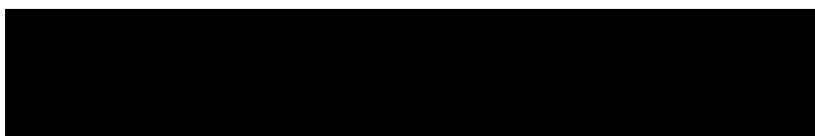
*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*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 users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*.



- 3.19 Paragraph 130 confirms that *“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development,”* whilst paragraph 131 sets out that *“in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- 3.20 Further parts of the Framework that are of particular note include Section 14, which relates to matters of climate change, and flooding and Section 15, which refers to conserving and enhancing the natural environment.
- (ii) The Arun Local Plan 2011 – 2031**
- 3.21 The Arun Local Plan 2011 – 2031 was adopted by resolution of Full Council on 18<sup>th</sup> July 2018. It comprises a written statement and supporting policy maps 1-4. The plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011 – 2031. This plan replaces the Arun Local Plan 2003 and the saved policies within it and now provides the most up-to-date policy guidance for the District.
- 3.22 As identified on **Fig 2**, the application site is located within the built up area boundary for Rustington, where in accordance with **Policy SD SP2** (Built up Area Boundary), development should be focused, subject to consideration against other policies of the Local Plan.





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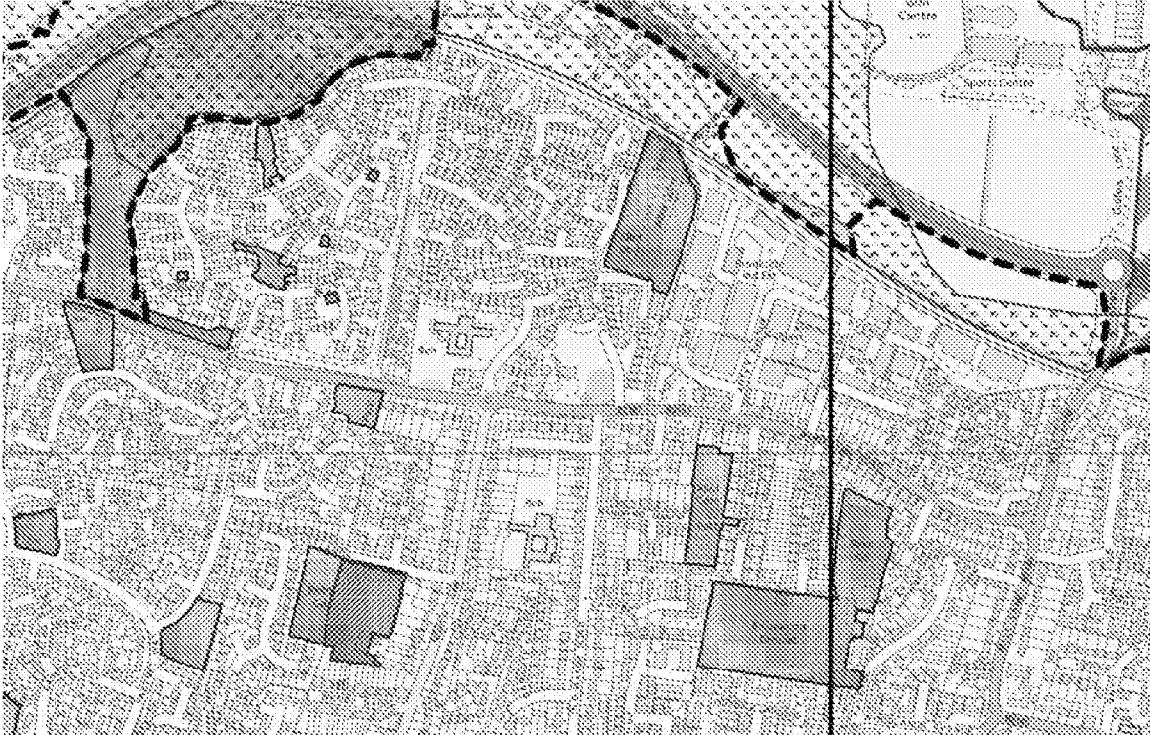


**Fig 2.** Extract from Arun Local Plan Policy Map 4: Littlehampton & Surrounding Area

3.23 The following policies are considered to be of relevance to this proposal:-

3.24 **Policy SD SP1** is a general policy, which relates to Sustainable development. It states 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). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken”*.



- 3.25 **Policies H SP1 and H DM1** are general policies, which relate to The Housing Requirement and Housing Mix respectively. The District is required to provide at least 20,000 new homes over the plan period (up to 2031). This requirement is to be met by a number of strategic allocations as set out in the Local Plan, windfalls, and additional non-strategic allocations that will be made across the District through emerging Neighbourhood Plans and the production of a subsequent Non-Strategic Site Allocations Development Plan Document (DPD). The supporting text to **Policy H DM1** confirms that *“requirements vary across the District and factors such as proximity to public transport and services, place and site characteristics will determine what is a suitable dwelling mix at any particular location... The Council is keen to promote growth and deliver development that reflects the demand and profile of households in the District”*.
- 3.26 **Policy D SP1** refers to Design. It states that *“all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required”*.
- 3.27 **Policy D DM1** relates to aspects of form and design quality. It states that *“when considering any application for development the Council will have regard to the following aspects:*
1. *Character. 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*





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*scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.*

*2. Appearance/attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.*

*3. Impact. 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.*

*4. Innovation. Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.*

*5. Adaptability. Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.*

*6. Crime prevention. Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.*

*7. Trees and woodland. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.*

*8. Solar gain. Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.*

*9. Public realm. Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate*





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*provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.*

*10. Layout - movement Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.*

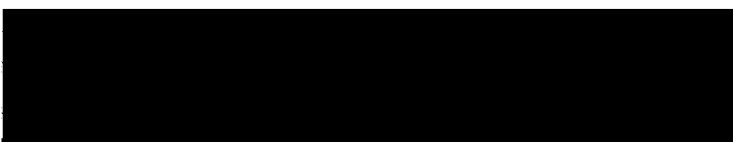
*11. Layout – legibility. Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).*

*12. Public art. Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.*

*13. Density. The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.*

*14. Scale. The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.*

*15. Aspects of form and design quality. Development should also comply with the Arun District Council Design Guide”.*



- 3.28 **Policy D DM2** relates to the Council internal space standards. The planning authority will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.
- 3.29 **Policy T SP1** is a generally policy that refers to Transport and Development.

**(iii) Rustington Neighbourhood Plan, 2014 - 2029**

- 3.30 The Rustington Neighbourhood Plan went to Referendum on 28 January 2015, and resulted in a 93.54% majority to accept the Plan. The Plan was then adopted by Arun District Council as a Statutory Document, forming a part of the Local Plan.
- 3.31 **Policy 2** is entitled Housing Design and states that *“development proposals (including alterations to existing buildings) will be supported, provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape. Proposals must also comply with the parking standards adopted by the planning authority”*.





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#### 4. PLANNING HISTORY

##### a. Application Site

- 4.1 The development proposals are a re-submission of a previously refused planning proposal on the site, which sought permission for '*demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden*' (planning ref: R/72/19/PL).
- 4.2 Although there were a number of objections from local residents to this application, and also from the Parish Council, it is noted that all of the consultees who commented on this application (including Greenspace Officer, the Highway Authority, and the District's Drainage Engineer) had no objections to the planning proposals from a technical perspective.
- 4.3 This application was refused planning permission under the Council's delegated powers, via a decision notice dated 6<sup>th</sup> September 2019. The Council cited 1 No. reason for refusal, as follows:-
1. *The site by virtue of its size and shape, is considered unsuitable to accommodate 2 dwellings and private amenity space satisfactorily without damaging residential amenity. The proposal is contrived in design and would result in a form of development which would be detrimental to the residential amenities of future occupiers, contrary to policy DDM1(3) and DSP1 of the Arun Local Plan.*
- 4.4 The current proposal has been amended in direct response to the above planning application, and in our view now fully addresses the Council's concerns and the above detailed reason for refusal.





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5. THE PROPOSAL

- 5.1 This proposal comprises a re-submission of the above planning application (ref: R/72/19/PL). The current application proposed the erection of 1 no. four bed detached chalet style dwelling, rather than the 2 no. three bed detached chalet style dwellings previously proposed (refer to Fig 3 and 4).

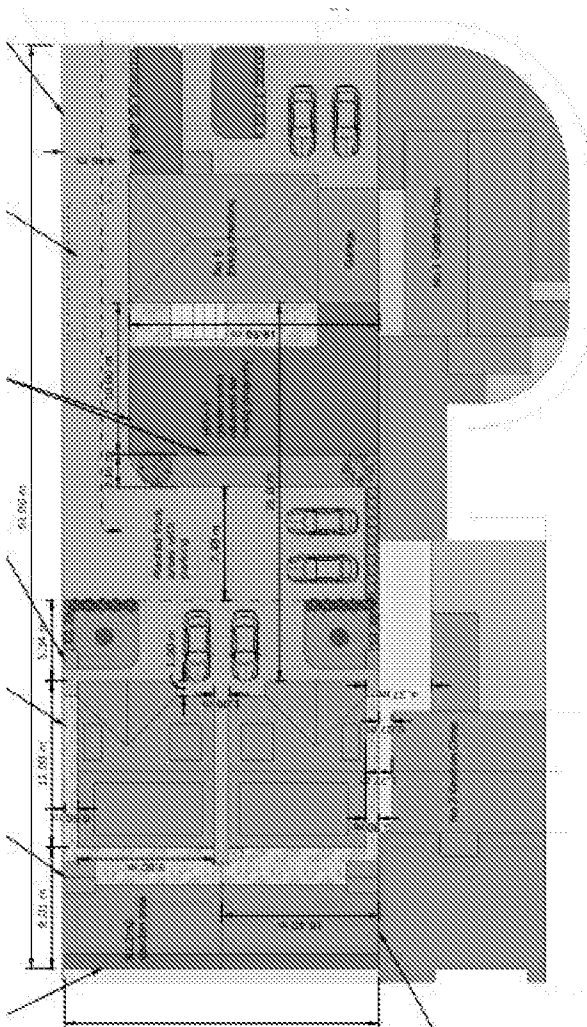


Fig 3. Previously refused Site Plan

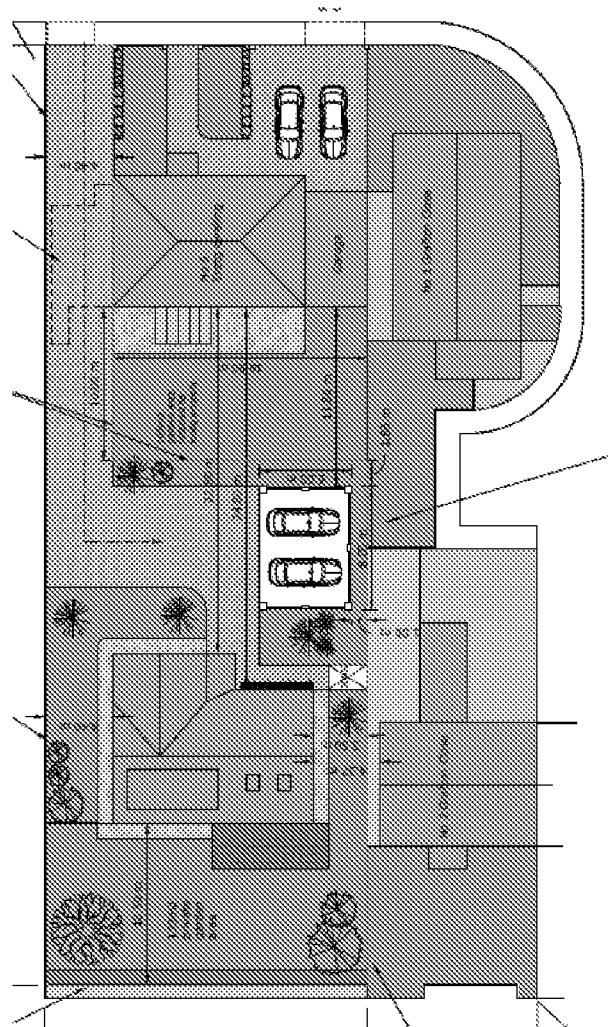


Fig 4. Extract from Proposed Site Plan

- 5.2 An existing garage and store to the side of No. 6 Manor Road would need to be removed in order to facilitate the proposed development and associated access.
- 5.3 The proposed dwelling would comprise a chalet style dwelling, with rooms in the roof. It would comprise a kitchen/ living area, 2 no. bedrooms, study and bathroom at ground floor level, with 2 no. bedrooms and a bathroom above.
- 5.4 Materials proposed are white rendered elevations with grey plinth walls and a grey slate roof. The dormer would comprise of white rendered side cheeks with a grey GRP flat roof.
- 5.5 A detached garage for 2 cars and cycle storage is proposed to the rear eastern side of the site. It would consist of white rendered elevations with grey plinth, natural oak posts on white rendered piers and a grey slate roof.
- 5.6 The existing crossover would be retained as part of the development proposals. The proposed access would be provided along the western boundary, leading to a turning/ parking area for the proposed dwelling.
- 5.7 An area of private residential garden is proposed to the rear of the site.
- 5.8 As detailed on the submitted plans, the existing fencing, block walling and hedgerow is to be retained as part of the development proposals. Additional boundary treatment in the form of 1.8m close boarded fencing, is proposed as part of the development.





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**6. PLANNING ASSESSMENT**

**a. Principle of development**

- 6.1 As outlined by the Arun Local Plan Policy Map 4 (Littlehampton & Surrounding Area), the site is located within the defined built up area boundary for Rustington where the principle of development is generally accepted, subject to other policies within the development plan.
- 6.2 This point was reiterated by the Council at the time of the previous application, with the case officer noting within their report that *“the application site is situated within the built up area boundary, as established by policy SD SP2 of the Arun Local Plan, where the principle of development is acceptable subject to the developments accordance with relevant policies contained within the Development Plan. The development plan in the determination of this application consists of the Arun Local Plan and the Rustington Neighbourhood Plan and as such it is will be necessary to consider the proposal against the policies contained within these documents”*.

**b. Character & Appearance**

- 6.3 Following refusal of the previous application, the application has been reduced in scale and the quantum of development. This amended application now seeks planning permission for the construction of 1 no. detached, chalet style dwelling to the rear of 6 Manor Road. The proposed dwelling has been designed as a chalet bungalow, with first floor residential accommodation contained within the roof space.
- 6.4 As a consequence of the proposed revisions, the proposed development has been notably reduced in scale. As depicted by a dotted line on **Fig 5** and **6**, when viewed from Manor Road, only partial elements of the roofline will now be visible from the street scene, set well back behind the host dwelling.



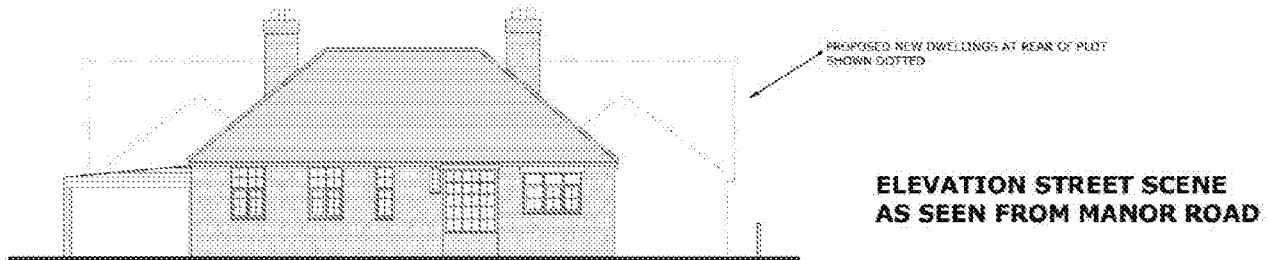


**Fig 5.** Previously refused street scene elevation, as viewed from Manor Road

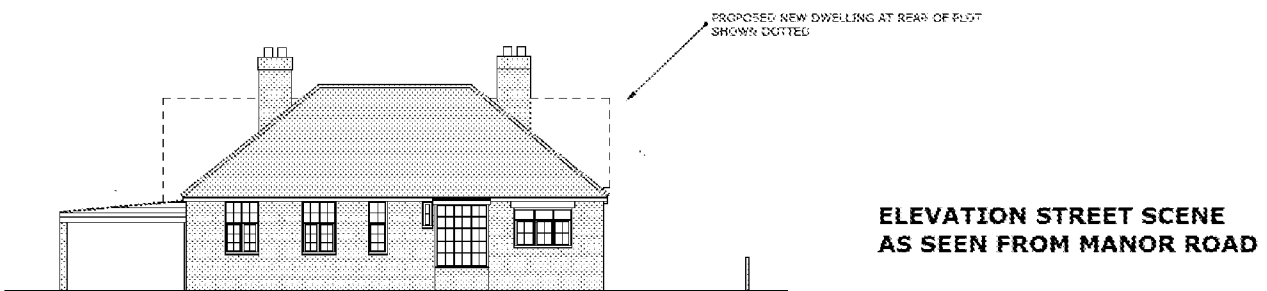


**Fig 6.** Proposed street scene elevation, as viewed from Manor Road

- 6.5 A detached garage for 2 cars and cycle storage is proposed to the rear eastern side of the site. It would be of a single storey design with a pitched roof and well screened from any public vantage points by existing and proposed boundary screening, as well as the dwellings along Manor Road.
- 6.6 The proposed dwelling would have a rear garden depth of 10.50m (increased from 8m at the time of the previous application). In addition, the private garden area measures approximately 133m<sup>2</sup> (compared with the previously proposed smaller rear garden which measured 83m<sup>2</sup>). As before, the existing property will have a garden area of 165m<sup>2</sup>, which the Council previously confirmed *“would be adequate to serve the bungalow”*.

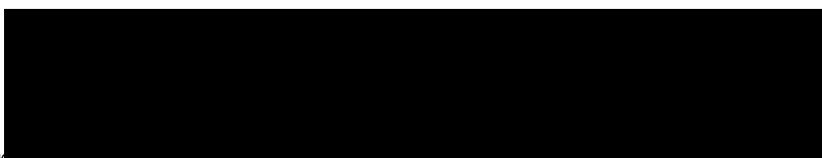
- 6.7 At the time of the previous application being determined, the case officer considered the issue of plots sizes, noting that *“although the plot sizes are relatively small, by virtue of the plot size of adjacent properties in Grafton Close and Campbell Road, to the rear, the sizes would be readily comparable with those adjoining the site to the east and south. Indeed 1 Grafton Close has a very limited rear garden area and the proposed rear garden areas for the plots would exceed this size. The proposed dwellings are situated off the access road, which is located to the rear of the existing residential development, and as such would not have a significant presence within the street scene of Manor Road.*

*The type of dwelling is compatible with those adjoining the site which comprise bungalows in Grafton Close and 2 storey dwellings to the rear. The proposed structures by virtue of their design and the proposed layout of the site would introduce residential development to the rear of an existing dwelling which is currently undeveloped with the exception of garden sheds. However, the siting, design and materials are considered to have an acceptable impact upon the established character and pattern of development within the locality of the site in compliance with policies D SP1 and D DM1 (1) of the Arun Local Plan and policy 2 of Rustington Neighbourhood Plan”.*

- 6.8 Given that in character terms the previous application for 2 dwellings was confirmed by the Council as being accepted, then it is our view that these revised proposal should be similarly assessed. This application proposal will provide a high quality, sustainable development, which will set a positive benchmark for Rustington. It would appear wholly in keeping with neighbouring development and would not detract from the established character and appearance of the surrounding area.

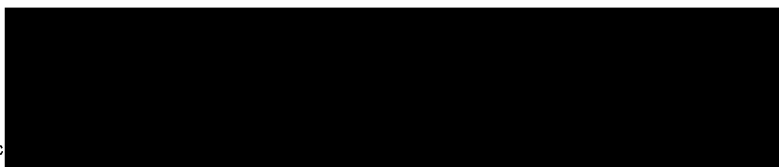
**c. Residential Amenity**

- 6.8 At the time of the previous application, the Council raised concerns regarding the proposed impact of the development upon the residential amenities of neighbouring



dwelling. In order to address these concerns, the application proposals have been reduced from 2 new dwellings, to one.

- 6.9 The proposed dwelling would still be located to the rear of the site, set well away from the host dwelling and neighbouring boundaries. The separation distance between the proposed property and the side boundaries would be 4.4m to the west and 3.5m to the east (at the closest point). These separation distances are greatly increased when compared with the previous application proposals for 2 dwellings.
- 6.10 It is our view that the proposed backland development would be wholly appropriate for this location and would integrate well with existing residential development. The revised application has resulted in a smaller scale development, with increased separation distances between the proposal and neighbouring site boundaries. Great care and consideration has been paid to window placement, with no windows being proposed above ground floor level to either the west or east side elevation of the new building. Our client would be happy for this to be conditioned accordingly.
- 6.11 At the time of the previous application, the Council noted that *"the proposed development is situated to the rear of 6 Manor Road as well as to the side of 2 Grafton Close. The proposed dwellings will have a relatively low ridge height of 5.9m and the height of the dwellings combined with the distance to site boundaries is not considered to result in any materially adverse overbearing impacts. There are no first floor windows proposed above ground floor level in the side elevations of the dwellings"*. The proposed dwelling would be marginally taller at 6m, but in our view the above comments are still applicable in all other respects.
- 6.12 It is noted that concerns were previously raised regarding the proposed garden depths; however this has been increased to 10.5m (from 8.5m as previously proposed). The overall garden size at 133m<sup>2</sup> is considered wholly appropriate for the scale and type of new dwelling that is now proposed.



- 6.13 It is our view that the proposed development would result in an acceptable impact on the residential amenities of future occupiers of the proposed dwelling. The proposal would therefore comply with **policies DSP1 and DDM1(3)** of Arun Local Plan.
- 6.14 As per the previous application, the current planning application would involve the creation of a new access along the western boundary. Importantly, the Council raised no concerns to this element of the proposal at the time of the previous application being considered. It is accepted that the proposed development would result in increased comings and goings to the site via this access, however in our view this usage would be minimal and the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of noise and disturbance.
- 6.15 Taking into consideration all of the above, it is our view that the revised proposal would not have a detrimental effect on the residential amenities of the occupiers of any neighbouring dwelling by way of loss of light, overbearing effect or through the creation of noise and disturbance, and would be fully compliant with Policies **SP1** and **DDM1** of the Arun Local Plan.

**d. Space Standards**

- 6.16 We are aware that the Council is applying the Technical housing standards – nationally described space standard.
- 6.17 The proposed four bedroom dwelling, provides 186.05m Gross Internal Area over two floors, which comfortably exceeds the minimum required space standards for a 8 person, 4 bed, 2 storey property (124m<sup>2</sup>).



- 6.18 It is view that the proposed development would be fully compliant with **Policy D DM2** of the Arun Local Plan and guidance set out within the Government's 'Technical Housing Standard's.

**e. Other Matters**

**(i) Sustainable Development Summary**

- 6.19 As outlined above, the focus of the new NPPF is for development to be sustainable. It sets out there are three principle 'objectives' to achieving sustainable development: economic, social and environmental. In this part of the Planning Statement the main factors that inform the judgement as to whether the proposal would be a sustainable form of development are summarised. In reaching that view all matters referred to in the above report have been taken into account.

Economic Objective

- 6.20 The planning proposal would result in the creation of construction jobs during the build period. The additional population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development. It is considered that the proposal would satisfy the economic role of sustainable development.

Social Objective

- 6.21 The provision of 1 no. dwelling house will make a small, albeit notable contribution to boosting the supply of housing in the District. The NPPF seeks to promote "*strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations*". Due to the location of the site within the built-up area of Rustington, close to the town centre where there are a number of services, facilities and transport options including a railway station, it is considered that the location of the site is highly

sustainable. Overall it is considered that the proposal would satisfy the social role of sustainable development.

Environmental Objective

- 6.22 There is an overriding need to ensure that development should contribute to protecting and enhancing the natural, built and historic environment. The proposed development in terms of layout, scale and appearance is considered to be in keeping with the character of the surrounding area and hence would not result in an adverse impact to the character of the surrounding built environment. There are no biodiversity or landscape constraints that relate to this site. The proposal would not result in any highway safety problems. As such, the environmental role of sustainable development would be satisfied by this proposal.





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## 7 CONCLUSIONS

- 7.1 This planning application proposes the erection of 1 No. 4-bed chalet style dwelling to the rear of No. 6 Manor Road, following the demolition of an existing garage & store on the existing dwelling.
- 7.2 The proposal seeks a re-submission of a previously refused planning application, which sought permission for '*demolition of existing garage & store on existing dwelling & construction of 2 new dwellings in rear garden*' (**planning ref: R/72/19/PL/**).
- 7.3 At the time of the previous application, the application was refused for the following reason:-*The site by virtue of its size and shape, is considered unsuitable to accommodate 2 dwellings and private amenity space satisfactorily without damaging residential amenity. The proposal is contrived in design and would result in a form of development which would be detrimental to the residential amenities of future occupiers, contrary to policy DDM1(3) and DSP1 of the Arun Local Plan.*
- 7.4 It is our view that the reduction in the scale of the scheme to 1 no. dwelling has adequately addressed the Council's previous concerns and the proposal would represent an entirely acceptable form of development in this location.
- 7.5 The application site is located within the established built up area boundary, where the principle of new residential development is generally accepted, subject to compliance with other policies in the plan.
- 7.6 The application site is located within a highly sustainable area, within easy reach of Rustington Town Centre and its host of facilities and services.

- 7.7 The surrounding area is predominantly residential in character and is typified by mainly detached and semi-detached bungalows. Backland development is existing on land immediately to the east of the application site, at Grafton Close. Therefore the form of the proposed development would not be incongruous or jarring with the established spatial pattern of development in the immediate locality.
- 7.8 As detailed on the submitted street scene elevations, the proposed dwelling would be largely screening behind the host dwelling, and set well back from the road and therefore only glimpses of the proposed roof would be visible from public vantage points.
- 7.9 It is our view that the proposal would represent a high quality development, that would appear in keeping with the host dwelling and character of the surrounding residential area in terms of scale, siting, form and design.
- 7.10 It is our view that the proposal would represent an acceptable form of development, which would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light. Nor would the proposed access and parking arrangement create any undue noise or disturbance.
- 7.11 Ample space for the parking and turning of vehicles would be provided on site. In addition, storage for cycle and refuse would be provided.
- 7.12 The proposal will provide a high quality, sustainable development, which will set a positive benchmark for Rustington. It would appear wholly in keeping with neighbouring development and would not detract from the established character and appearance of the surrounding area, nor cause demonstrable harm to the residential amenities of any neighbouring property. The proposal would accord with the aims and objectives of national, regional and local policy and guidance, the



application site is a suitable location for housing and permission should be granted.

- 7.13 To conclude, the site by virtue of its position, size and shape is considered wholly suitable to accommodate 1 no. dwelling and private amenity space satisfactorily, without having any adverse effects upon residential amenity. The proposal would represent a high quality design and would result in a high quality development, in full compliance with **Policy DDM1** and **DSP1** of the Arun Local Plan. The proposals also would create a sustainable development, in accordance with the guidance and intentions set out in national planning policy (the NPPF).
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November 2019

