



APPLICATIONS & APPEALS SERVICES

**1 PIGEONHOUSE LANE
RUSTINGTON
BN16 2AY**

**REAR GROUND AND FIRST FLOOR EXTENSIONS
AND OF THE REPLACEMENT ROOF**

**PLANNING, DESIGN
& ACCESS STATEMENT**

NJA/19/123

NOVEMBER 2019



CONTENTS

1.0	INTRODUCTION	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY	6
4.0	PLANNING POLICY CONTEXT	7
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	11
6.0	LAYOUT, DESIGN & APPEARANCE	13
7.0	ACCESS & PARKING	23
8.0	CONCLUSION	24

1.0 INTRODUCTION

1.1 Planning permission is sought for a rear ground floor single storey extension and a first floor rear extension together with the replacement of the existing brown tiled roof with slate. The proposal is a revised scheme to that previously considered under the Local Planning Authority reference R/197/18/HH that was refused at appeal on the 30th May 2019 and seeks to address the concerns raised by the inspector.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;

- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

2.1 1 Pigeonhouse Lane occupies a broadly rectangular plot to the east side of Pigeonhouse Lane and comprises a detached chalet style bungalow providing accommodation over two floors with first floor habitable space contained within the roof. The property is constructed from brick elevations which have, in part, been painted white, and sits under a pitched tiled roof that contains a front facing dormer window and rear rooflights sitting under brown tiles. The property has been extended and altered over time with a single storey extension and a conservatory to the rear.

2.2 The remainder of the plot is given over to hard and soft landscaping with the frontage being open plan to the highway and to the rear, is enclosed by close boarded fencing. The site provides on plot parking.

2.3 The property is located within a private estate that mainly contains detached chalet and two storey detached houses set within generous plots. The site has no relationship to any heritage assets in terms of listed building or any Conservation Areas. In addition, the site is not within any fluvial flood zone

but the highway does have a high risk of pluvial flooding according to the Environment Agency flood risk maps.

2.4 The aerial photograph below shows the relationship of the appeal site to its immediate surroundings.



1 Pigeonhouse Lane



Street scene and front elevation



Rear elevation and relationship to neighbouring dwellings



Relationship to neighbouring dwellings



Rear elevation looking north

View north



Rear elevation



View east of rear garden

3.0 PLANNING HISTORY

3.0 The application site lies within the administrative area of Arun District Council. An inspection of the Council's planning register reveals that there has been previous planning history which comprises:

- R/197/18/HH – Rear ground and first floor extension and first floor gable extension. Permission refused 14 December 2018. Appeal dismissed 30th May 2019.
- R/55/05 – Single storey extension and conservatory to rear. New pitched roof to existing front dormer window. Permission granted 18 April 2005.
- R/133/59 – Bungalow and garage. Permission granted 22 September 1959.
- R/45/59 – Bungalow and Garage. Refused.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF (2019) confirms its status within the planning process at paragraph 2 where it states: *"The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions"*. The NPPF is therefore afforded weight in the decision-taking process.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that *"the purpose of the planning system is to contribute to the achievement of sustainable development."* The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development *"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."*

This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that *'Local planning authorities should approach decisions on proposed development in a positive and creative way.'*
- 4.5 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.
- 4.6 Chapter 11 of the NPPF requires that development makes effective use of land with Paragraph 117 advocating 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”.

- 4.7 The NPPF (2019) places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 124 sets out that *‘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’*. Paragraph 127 sets out a number of tests for achieving high quality development set out within paragraph 127, which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an 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, including the surrounding landscape setting.

- 4.8 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes,

geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity. This is continued within paragraph 174 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

Local Planning Policy

- 4.9 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018.
- 4.10 The relevant Local Plan policies to this development proposal comprise:
- Policy SD SP1 – Sustainable development
 - Policy D SP1 - Design
 - Policy D DM1 - Aspects of form and design quality
 - Policy D DM2 - Internal Space Standards
 - Policy T SP1 - Transport and Development
 - Policy ENV SP1 – Natural Environment
 - Policy ENV DM5 – Development and biodiversity

- Policy W DM1 – Water supply and quality
 - Policy W DM3 - Sustainable Urban Drainage Systems
- 4.11 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.
- 4.12 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.13 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.
- 4.14 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.
- 4.15 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.16 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 4.17 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.
- 4.18 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.
- 4.19 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

Neighbourhood Planning

- 4.20 The site lies within the area covered by the Rustington Neighbourhood Plan 2014-2029 which additionally forms part of the development plan. The Neighbourhood Plan was made on the 11th March 2015. Of the policies contained within the Neighbourhood Plan, Policy 2 is most relevant to the proposed development.
- 4.21 Policy 2 (Housing Design) indicates that proposals will be supported that has a scale, density, massing, height, landscape design, landscape and materials which reflect the architectural and historic character and scale of the surrounding buildings and landscape. The policy also requires that development complies with adopted parking standards.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 In addressing the principle of development, the adopted Development Plan provides opportunity for householders to extend and alter their properties beyond works which could otherwise be undertaken using permitted development rights. The development comprises the erection of extensions to the ground and first floor levels to provide additional habitable space, making efficient use of the existing property. These works would be undertaken in conjunction with the replacement of the existing brown tiles with slate grey tiles.
- 5.2 There is no change to the use of the site which would remain as a single planning unit containing a single detached dwelling. As such the site respects the existing built form of the area, the building density and the character of the area which comprises units occupying good sized plots with space between.
- 5.3 The proposal comprises a revised scheme to that previously dismissed at appeal under reference R/197/18/HH in May 2019. This original scheme proposed the increase in ridge

height of the front gable protrusion with the ridge to connect to the hipped roof of the existing property with use of the roofspace together with the replacement of the existing garage and rear conservatory with a single storey garage. At the first floor level, a rear facing roof extension was proposed of a depth of 5.60m and width of 7.30m to enlarge the internal habitable space.

- 5.4 In dismissing the appeal, the Inspector accepted the principle of the proposed development however concern was raised to the scale and massing and the impact upon the neighbouring properties. In addressing the front projection, it was considered by the Inspector that the height of the eaves and ridge would 'overly elongate its vertical emphasis' and would 'detract from the original architecture of and contribution that the appeal dwelling makes to the street scene'.
- 5.5 No objection was raised by the Inspector to the erection of the ground floor extensions, consistent with the conclusion of the Local Planning Authority. However, concern was raised to the design of the first floor rear addition due to its depth, which, whilst acknowledged to have no impact upon the character and appearance of the area, would have had an

overbearing impact upon the amenity of the neighbouring dwelling to the north, 9 Cross Road.

- 5.6 In addressing the concerns of the Inspector, the proposed scheme has been substantially amended and reduced in scale. To the front of the property, the alterations to the front projection have been removed in their entirety. Works at the ground floor level of the property (which raised no concern to the Inspector) have been retained and to the first floor, the rear extension has been reduced in scale to address the issues arising regarding overbearing to the neighbouring properties. Most notably the first floor addition sits within the roofslope of the main dwelling, and within the roofspace above the single storey addition behind the parapet roof.

6.0 LAYOUT, DESIGN & APPEARANCE

6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1, D DM1 and D DM2 as well as Neighbourhood Plan Policy 2 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.

6.2 In having regard to the development plan policies, it is fully intended for the extensions and alterations now proposed to address the previous concerns of the Inspector whilst having regard to the character of the area and the amenities of the neighbouring dwellings. The resultant proposals would provide the level of accommodation required by the applicant whilst also ensuring adequate internal circulation and storage space to account for the long term needs and also as needs change by the current or future occupants.

6.3 Policy D DM1 (Aspects of form and design quality) contains prescriptive criteria for assessing new development. As such the criteria are individually addressed below.

Aspects of form and design quality

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

6.4 The proposed development would make efficient use of the land and the existing form of the host dwelling. The development has been reduced in scale to that previously proposed to address the concerns raised by the Inspector as to the harm arising to the character of the area. In particular, the works to the front projection are removed in their entirety to better ensure that the proposal reflects the scale and massing of neighbouring dwellings.

6.5 The appearance of the property within the street scene would be altered, attributed to the replacement side extension;

- 6.8 Overall, the works to the dwelling would not alter the density of development in the area and would not impact upon any landscaping or local design features and the materials would create a cohesive appearance as seen from the public domain. The development would not impact upon any landscaping nor affect any design features. The proposal accords with criteria 1:

Cross Road (near of site)



Jervis Road

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.

6.9 Criteria 2 overlaps with Criteria 1, both referring to materials and landscaping. It is reiterated that the proposal has been informed by the character of the existing dwelling and the character of the area with the final material selection to carefully consider the texture and colour of the existing property at ground floor with the new roof and first floor extension also having materials that would complement the character of the area. Attention will also be given to the detail, such as to the fenestration and rainwater goods with the works constructed using traditional building methods.

6.10 The curtilage to the site would remain landscaped as private amenity space thus being sensitive to the site and its surroundings.

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.

6.11 Particular concern was raised by the Planning Inspector to the impact that the previous appeal scheme would have had upon the outlook from ground floor side facing windows to 9 Cross Road. Reference was drawn to the bulk and mass of the first floor extension in combination with works to the front of the property resulting in a property depth of 18m. The resultant effect was considered to have an adverse overbearing effect on neighbouring amenity.

6.12 The development now proposed seeks to minimise the overall massing of the extensions to reduce the impact and its relationship to the neighbouring properties, being mindful of the previous concerns of the Planning Inspector. The resultant footprint sits no closer to the neighbouring dwellings than previously proposed and the property would remain in a residential use therefore not creating any unacceptable noise or disturbance.

6.13 Firstly, removing the works to the front elevation eliminates the impact of the overall depth of the property as visible to the neighbouring dwellings. Furthermore, the first floor rear roof addition has also been substantially reduced in depth (by 3m) to no longer sit upon the rear vertical wall but to only extend over part of the depth of the ground floor rear

extension and behind the parapet roof. This would result in a significant improvement in the outlook from the side facing windows and rear garden of 9 Cross Road, would reduce views of the rear facing openings as well as reducing any shade cast upon the neighbouring plot. The proposal also has a more 'lightweight' appearance with the rear facing gable and shallow pitched roof reducing the impression of the massing at this first floor level.

- 6.14 It is acknowledged that 9 Cross Road would still view the new first floor rear extension however the impact is no longer considered to be adversely 'significant' where side facing windows are not adversely impacted and the adjacent outdoor space is not solely relied upon for external enjoyment. There would also be no loss of privacy with new first floor windows extending views along the length of the garden as opposed to having views to the north and south. First floor external access is prevented by the inclusion of Juliette balconies. The proposal accords with criteria 3.
- 6.15 The neighbouring properties would receive some disturbance during construction works but this would be over a short duration and therefore not be adversely harmful.

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.

- 6.16 The development seeks to extend and alter an existing residential property. There is not opportunity to embrace innovative design and technologies however it would be expected that current Building Regulations in terms of energy efficiency are met. Criterion 4 is therefore met.
- 6.17 The development will ensure that required standards of energy efficiency are met as set by Building Regulations. This would include having regard to fixtures and fittings to ensure sustainable water use and to energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan.

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.

- 6.18 The proposed development is specifically designed to meet the needs of the proposed occupants and would accommodate their needs in perpetuity. The development does not include public space therefore this aspect of the criteria is not relevant.

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'.

- 6.19 The development affects an existing residential property and would continue to maintain natural surveillance across the plot and towards the street scene. The works would also maintain a clear public and private domain as currently found on site with front fenestration providing for natural surveillance. The property would also be provided with appropriate security fixtures.

7. Trees and woodland

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

- 6.20 The development has no impact upon existing planting within the curtilage of this private residential dwelling and no new planting is proposed with the development comprising extensions to a residential property only. The proposed site seeks to retain all existing landscaping as appropriate and will provide new landscaping once complete.

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.

- 6.21 The orientation of the site is prefixed. The development considers the extension of an existing residential property which therefore has a west-east orientation. The site therefore already benefits from natural sunlight and passive solar energy which would not be affected by this proposal.
- 6.22 The design throughout seeks to maximise natural light within internal spaces through the positioning and size of the

fenestration. This would also contribute to internal heating but not result in excessive internal temperatures.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.22 The development is for a single property only which would have a contribution to the street scene but would not be providing for any public realm features. The proposal addresses a private residential dwelling

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.

- 6.23 The development would continue to take access from Pigeonhouse Lane with the extensions to the dwelling having no impact upon the local network.

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).

- 6.24 The development has no impact upon the ease of navigation or street furniture.

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.

- 6.25 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

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.

- 6.26 The development has no impact upon the density of development in this location. The density would sit commensurate with the locality.

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.

- 6.27 The development has been significantly reduced in scale from that previously considered at appeal. With only modest alterations to be visible to the street scene, the proposal is considered to be in keeping with the massing of neighbouring dwellings and in turn ensures that the resultant property does not overdevelop the site nor result in an incongruous addition in the street scene.
- 6.28 Furthermore, the change in roof material would have no material impact in the wider character of the area as this would reflect the roof colour and texture found at the neighbouring properties of 3, 5 and 9 Cross Road. The proposal therefore would have no significant demonstrable

harm upon the character or appearance of the area and accords with criteria 14.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.29 Matters regarding scale and massing have been addressed in relation to criteria 1. No Supplementary Planning Document titled 'Arun District Council Design Guide' could be found on the Council's website therefore it is not possible to specifically refer to this. Notwithstanding this, the proposal is considered to accord with the requirements of the development plan with regard to all aspects of design and is therefore considered to have an acceptable impact upon the character and appearance of the area.
- 6.30 In addition to Policy D DM1 of the Local Plan, Policy D DM4 is additionally relevant to the consideration of the proposed development. It is therefore also pertinent to consider the requirements of this policy and its criteria.

Policy D DM4

Extensions and alterations to existing buildings (residential and non-residential)

When considering applications for extensions and alterations to existing buildings, the Council will require that:

a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;

- 6.31 The extension to the front of the property has been removed and the rear extension has been reduced in scale to address the previous concerns relating to massing. As such, the additions would not overdevelop the property nor result in the original form or appearance being harmed to either the front or rear of the dwelling. The additions would be subservient in scale and enable the property to continue to appear as a chalet style bungalow commensurate with the surroundings ensuring also that the property remains visually integrated into the street scene. The materials would also ensure that a cohesive approach to the character of the area is maintained. The proposal complies with criteria a.

b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;

- 6.32 The extensions would retain the property as a chalet style bungalow and be of a form that makes use of the existing massing of the property. To the ground floor, the side extension would replace an existing garage and to the rear, the extension replaces a conservatory ensuring that these additions do not overdevelop the plot or appear dominant in relation to the existing form of the host property.
- 6.33 The reduction in depth of the first floor extension would enhance the visual subserviency of the new works with the extension to now sit within the roofspace above the ground floor rear extension rather than dominating the appearance to the rear of the dwelling.
- 6.34 The development would retain a high standard of amenity on the site with sufficient space remaining for outdoor enjoyment. The additions are designed to not result in any significant loss of daylight or sunlight nor would impact upon privacy to the neighbouring properties. The development accords with criteria b.

c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

6.35 The development would have a relationship to the neighbouring properties, 9 Cross Road and 3 Pigeonhouse Lane to the north and south respectively. As indicated in paragraphs 6.11-6.14 the amended scheme addresses previous concerns regarding the impact of the development upon the neighbouring properties, particularly to 9 Cross Road.

6.36 To the south, the ground floor single storey extensions would sit parallel to the boundary with 3 Pigeonhouse Lane. These additions would sit under roofs of minimal height ensuring that the works would not appear unduly prominent or overbearing. Given the relationship to the boundary and single storey height, there would be no overlooking or loss of daylight or sunlight. It is considered that the proposal accords with criteria c.

d. In streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;

6.37 1 Pigeonhouse Lane sits within a street that has spaces about properties and is not characterised by 'relatively small gaps' at the first floor level. Whilst first floor additions are proposed, the development would retain the existing separation distances to the boundaries. The proposal accords with criteria d.

e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Developments shall also be consistent with all other Local Plan Policies.

6.38 The proposed extensions to the property would respect the form and pattern of development in the area which itself comprises of a mix of single storey bungalows, chalet style dwellings and full two storey height properties. There is no overriding uniformity to the design of the area with properties also having differing relationships to the street scene or spaces about the properties relative to the site boundaries. The development proposed would respect this spatial character and pattern by not proposing development any closer to the neighbouring properties and would not come forward of the existing building line. The proposal accords with criteria e.

Natural Environment

- 6.39 The NPPF requires that local planning authorities should preserve and enhance biodiversity and that new development should adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) require that new development seeks to achieve a net gain in biodiversity and protects existing habitats and protected species on site.
- 6.40 The site is not located within any area designated for its ecological interest and is not within any isolated rural area. The site is also not surrounded by significant mature trees or vegetation that would provide roosting or nesting sites and the property is in good condition without notable gaps within tiles that could accommodate protected species. Whilst the proposal would result in interruption to the roof, the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.
- 6.41 The final development would also retain the existing rear garden which contains planting ensuring that the proposal results in no net loss in biodiversity value. There is no

conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity, with the proposal also ensuring that the characteristic landscape of the locality would be safeguarded.

- 6.42 The site sits within an area that is at low risk from fluvial flooding and low risk from pluvial flooding. Any drainage demands upon the existing system from the extended accommodation can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T-SP1 (Transport and Development) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 7.2 The proposal addresses an existing residential property that sits within a site that provides onsite parking on hardstanding forward of the property and within a single garage. The extensions proposed to the property would retain both a garage space and also the hardstanding which is sufficient to accommodate the demands of the property with parking and turning for the vehicles belonging to the occupants and their visitors. The development would therefore retain sufficient parking to meet the requirements of the Local Planning Authority.
- 7.3 Whilst the development would enlarge the host dwelling, it would remain as a single family unit therefore would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the

free flow of traffic on the highway. No changes are proposed to the access to and from the highway from the plot.

8.0 CONCLUSION

- 8.1 Planning permission is sought for the erection of extensions and alterations to the property, 1 Pigeonhouse Lane as a revised scheme following a previous dismissed appeal at the site. In dismissing the previous scheme, the Inspector raised concern to works to the front elevation and to the scale and massing of a rear first floor addition which was considered to have harm to the character of the area and to the amenity of neighbouring properties. No objection was raised to the single storey side and rear additions.
- 8.2 In addressing the concerns of the Planning Inspector, works previously proposed to enlarge the projections to the front of the property have been removed in their entirety. The only alteration visible to the public domain would therefore be the replacement of the existing side garage and a change in roof material.
- 8.3 The development would therefore not create any new harm to the character of the area with the scale of the replacement garage and the ground floor rear addition not resulting in any overdevelopment of the site. The proposed new roof material would match that of the neighbouring dwellings to the north, 9

Cross Road and north east at 3 and 5 Cross Road as well as other properties in the wider vicinity.

- 8.3 This amended scheme notably addresses concerns regarding the rear extension raised by the Planning Inspector. This extension has been reduced in depth by approximately 3m and sets its eastern face approximately 2.5m from the eastern face of the box dormer window at 9 Cross Road. This ensures that the development would no longer appear overbearing or adversely impact upon the outlook from the side facing windows or the outdoor amenity space of this neighbouring property.
- 8.4 It is concluded that the proposal complies with the elements of sustainable development and would not give rise to any adverse impacts upon the character of the area or to residential amenity. The proposal therefore complies with the NPPF and the relevant policies contained within the Development Plan. It is therefore hoped that planning permission will be granted.