

**SUPPORTING
PLANNING STATEMENT
FOR DEMOLITION OF
BUNGALOW AND ERECTION OF
3no TERRACED DWELLINGS.**

**LAND AT
22 MILL LANE,
RUSTINGTON**

**SUPPORTING STATEMENT
UNDERTAKEN BY
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1.0 INTRODUCTION

- 1.1 This Supporting Statement sets out the case in support of a planning application for the erection of a terrace of 3no two and three bedroomed houses to replace the existing bungalow on land at 22 Mill Lane, Rustington. It should therefore be regarded as being part of my client's planning application and a material factor in the determination of the same.
- 1.2 This Supporting Statement explores the planning policies which are relevant to the application site and my Client's proposals for the erection of three dwellings and as such the Statement will detail material local planning policies which are either relevant to the application or which support the application proposal with reference to both national and local plan policy. This Statement also sets out a description of the proposals. It is concluded that my client's application proposal should receive support and should be granted planning permission.
- 1.3 The remainder of this Statement is divided into 4 sections. Section 2.0 of this Statement provides a description of the site set in context with its surroundings, and Section 3.0 identifies the relevant planning policy framework whilst Section 4.0 examines the merits of the application proposals. The Statement is drawn to a conclusion in Section 5.0.
- 1.4 The key purpose of this Supporting Statement is to demonstrate that in preparing this full detailed planning application:
- The proposed development represents an appropriate re-use of this site, which is situated within an established residential area of Rustington and comprises previously-developed land within the defined urban area;
 - The proposal makes more efficient use of this site through good design and layout that reflects the established character

and appearance of the surrounding area;

- The applicant has sought to respect the relationships with adjacent residential development along both Mill Lane and Windmill Drive through the provision of appropriate separation distances and orientation of the proposed dwellings;
- The layout of the proposed development seeks to respect the amenities of neighbouring residents and also within the development itself, creating a 'neighbourly' form of development;
- The proposed access arrangements for the site have been designed with due regard to highway safety, existing points of vehicular access along both road frontages order to respect the character of the existing highway network. In particular the existing access at the north west corner of the site onto Mill Lane at its junction with Windmill Drive, is considered to be a highway danger. It will be closed and access will be solely from Windmill Drive;
- Due regard and consideration has been given to the policies and proposals in the Development Plan, which comprises RPG9: South East (March 2001), the emerging South East Plan, the adopted Structure Plan, and the adopted Arun District Local Plan; and,
- The application proposals have been prepared and have evolved in accordance with National policy/guidance, such as PPS1: Delivering Sustainable Development (February 2005), PPS3: Housing (December 2007) and result in a form of development that makes efficient use of this site situated in a sustainable location that respects the character and appearance of the area.

2.0 SITE DESCRIPTION

The Surrounding Area

- 2.1 The Application site is situated within the urban area of Rustington in West Sussex. Rustington comprises a large urban area just east of Littlehampton - the principle settlement within the District. It is regarded to be a sustainable settlement offering a good range of services, facilities, employment and public transport opportunities.
- 2.2 With regard to communications, regular bus services are available along Mill Lane and the site is within walking distance of the local centre. Regular rail services along the south coast and into London are accessible from the railway station - approximately one mile to the east of the site.
- 2.3 The site itself is situated on the eastern side of Mill Lane at its junction with Windmill Drive. The existing pattern of development comprises a range of detached, semi-detached and terraced properties of varying heights including 1, 1½, and 2 storeys - fronting various road and footways.

The Application Site

- 2.4 The site is rectangular in shape and comprises an existing detached single storey dwelling (#22) with a parking area to the front.
- 2.5 The eastern boundary to Mill Lane is defined by a 1.5m hedgerow and has one tree towards the southern boundary. There is an access onto Mill Lane at the north west corner of the site.
- 2.6 The site has Windmill Drive along its northern boundary. This boundary comprises at its western end a 1.2m fence whilst from the front of the property and eastwards it comprises a mature hedgerow.

- 2.7 To the south is a substantial detached house. To the east and fronting Windmill Drive is a detached bungalow.
- 2.8 In general terms, the application site reads as part of Mill Lane and any redevelopment should use Mill Lane as its principle aspect, although the northern plot has been configured to provide an aspect to Windmill Drive..
- 2.9 The application proposes houses rather than bungalows because it is considered that the size of the plot, distances from neighbouring properties and their boundaries and the substantial boundary screening are such that the plot can accommodate houses without harm to the amenities of neighbouring properties.
- 2.10 There is no distinct local vernacular. The proposed houses will draw from the local palette of material and building styles.
- 2.11 I attach to this statement two aerial photographs – the first shows the site in its context. The second is zoomed into the site itself. I also attach photographs from around the site which demonstrate the boundary screening and also the location of the existing access onto Mill Lane.

3.0 PLANNING POLICY FRAMEWORK

- 3.1 The planning policy framework relevant to this application comprises Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs), RPG9: South East (March 2001), the emerging South East Plan, the adopted West Sussex Structure Plan (2001-2016), and the adopted Arun District Local Plan.. The following components of which are considered to be of particular relevance:

(i) National

PPS1: Delivering Sustainable Development (February 2005):

- 3.2 **PPS1** sets out the Government's overarching policy objectives for the delivery of sustainable development. Paragraph 5 identifies a number of key aims in seeking to promote sustainable and inclusive patterns of development, which includes the importance of high quality inclusive design in making the best use of urban land.
- 3.3 The PPS emphasises the importance of delivery within the planning system and particularly that LPAs should seek to encourage appropriate development situated in sustainable locations in order to meet the expected needs of the community.
- 3.4 The proposed development is situated within a sustainable location and represents an appropriate form of development in this established residential area that will deliver a mix of high quality housing, whilst respecting the character of the area. In this respect, the application proposals are considered to accord with the principles of PPS1.

PPS3: Housing (December 2007):

- 3.5 **PPS3** sets out the Government's objectives in relation to planning for housing in the light of its recent changes to the planning system, and in particular seeks to emphasise the importance of delivering high

quality housing to meet the growing needs of the population.

- 3.6 Whilst reflecting the advice contained within the current PPG, the key objectives set out by Government include the need to create sustainable, inclusive, mixed communities in all areas, resulting in proposals that are attractive, safe and designed and built to a high quality (Paragraph 1).
- 3.7 With particular reference to the design of new development, Paragraph 37 reflects the advice in the current PPG and emphasises the need for design to be informed by the context of the wider locality and the need to avoid replication of existing development patterns.
- 3.8 The application proposals achieve a high quality design solution that will deliver a balance of dwelling sizes and types within a sustainable location that responds to the character of its surrounding context. In this respect, the proposed development is considered to accord with the principles set out in the new PPS3.

PPG13: Transport (March 2001)

- 3.9 PPG13 seeks to integrate planning and transport at all levels in order to promote more sustainable transport choice, accessibility to services and facilities, and reduce the overall need to travel, especially by the private motor car. New development should therefore be located principally within the urban area on sites, which are well located to make best use of existing services, facilities, and transport infrastructure. It is considered that the location of the proposed development accords with these objectives.

(ii) Regional

- 3.10 Following the Enactment of the Planning and Compulsory Purchase Act in September 2004, S.38 amends the definition of the Development Plan to include the Regional tier of planning policy. In this respect, in having full regard to the relevant Development Plan when preparing

and submitting a planning application, it is necessary to have regard to the adopted RPG and emerging RSS.

- 3.11 In this instance, the adopted RPG is RPG9: South East (March 2001) and the emerging RSS is the initial draft South East Plan (January 2005). Although not set out in detail here the applicant has had full regard to the relevant policies and proposals in the adopted RPG and emerging RSS in the preparation of this planning application.

(iii) The West Sussex Structure Plan

- 3.12 The West Sussex Structure Plan was formally adopted in August 2004 and has a plan period until 2016.
- 3.13 The thrust of the new Structure Plan is upon promoting development within settlements and the provision of a mix and range of housing (Policies NE2 and NE8).
- 3.14 The Policies of the Structure Plan promote development within settlements and also recognise the need to make the best use of such land and encouragement for higher density residential developments in accordance with PPG3 (Policy ERA1).
- 3.15 Policies also recognise that developments sited in accessible locations will also be of assistance in reducing dependency upon the private motor car and that walking and other means of transport also need to be encouraged (Policies DEV4 and DEV5).
- 3.16 The Structure Plan in effect supports the principles of sustainable development, encouraging the best use of urban and Brownfield land in order to underpin and support local services and thus helping, overall, to reduce dependency upon the private motor car.

(iv) The Local Plan

- 3.17 The Arun District Local plan was adopted in April 2003. This is the relevant Local Plan for development control purposes. The key policies of the adopted Local Plan are briefly discussed below.
- 3.18 **Policies GEN1 Sustainability; GEN2 Built up Area Boundary; GEN4 Location and Travel Demand** seek to limit development to identified settlements and to promote the concept of sustainable developments. In my submissions, the site is within a defined settlement and is a "windfall" site within close to the village centre of Rustington and within walking distance to the railway station. The proposal would result in a highly sustainable form of development in itself. The proposed development would significantly improve the appearance of the site and the quality of the urban environment.
- 3.19 **Policy GEN5 Provision of New Residential Development** makes provision for 8,700 new dwellings during the Plan period 1996-2011. Net densities of at least 30 units per hectare are expected. The site is not allocated for residential development; it is however a "Brownfield" site within a defined settlement and constitutes a windfall opportunity, which as advocated by PPS3 should be developed to its maximum capacity. This is achieved in a manner which respects its setting, nearby properties and its townscape context.
- 3.20 Under the provisions of **Policy GEN7 The Form of New Development**, planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area. Development will be permitted subject to meeting a range of criteria (8 in total).
- 3.21 In case of the development proposed, I submit that the proposed houses have been designed by an experienced and qualified local
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planning practice with particular regard to the constraints and opportunities presented by the site and its surroundings. The proposal relates satisfactorily in terms of its form and scale to existing development in the area both generally and in relation to the townscape of the immediate locality.

- 3.22 The proposal has been laid out with regard to national, regional and local plan policies which seek to encourage the optimum use of available Brownfield land for residential development at a density commensurate with environmental considerations. The proposal will not give rise to any demonstrable harm to interests of acknowledged importance but will provide much needed accommodation for the elderly in a manner which will not detract from the visual quality of the area or adversely affect the amenities of neighbouring properties.
- 3.23 The site is well located in relation to shops, services and community facilities and would provide a safe and secure environment for its residents. Accordingly it is the applicant's contention that the normal presumption of allowing development should prevail.
- 3.24 Under the provisions of **Policy GEN12 Partially and New Development** the LPA will base its consideration of the need for on-site provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed. The policy goes on to advise that the LPA may seek a lower provision in town centres and other areas accessible by other means of transport subject to a number of criteria (7). In view of the edge of centre location it is considered that the parking provision proposed, 2 spaces per unit, is more than appropriate.
- 3.25 The application site does not comprise open space nor does it comprise the intensive development of lower density plot. The site is within an area of no especial character and certainly is not within an area wherein the need is to preserve its special low-density character.
- 3.26 The Application proposals provide a high quality residential development situated within the defined built up area of Rustington
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that respects the character of its surrounding context, makes best use of land, and ensures that its own generated needs will be met. In this respect, the proposals are considered to accord in full with the requirements of the Development Plan.

4.0 PLANNING CONSIDERATIONS

- 4.1 On the basis of the Applicant's own pre-application work and extensive knowledge and experience of the area a number of key planning considerations are identified and are examined below.

Principle of Development

- 4.2 It is considered that there are two points relating to this issue, namely the site's location within the defined urban area, and also the current status of the land.
- 4.3 The Application site is situated within the defined urban area of Rustington on the adopted Local Plan Proposals Map, and therefore benefits from a general presumption in favour of development subject to the other development control requirements set out in the Development Plan.
- 4.4 It is my professional opinion that the site constitutes previously-developed and underused urban land situated within the defined urban area. The application proposals seek to make best use of this land whilst respecting the character of the area in accordance with Government advice, particularly in the form of PPS3.
- 4.5 The application proposals comprise the erection of 3 no. dwellings, vehicular access from Windmill Road, parking and landscaping.
- 4.6 The proposed dwellings are sited to the front of the site and will provide a clear and defined frontage aspect to both Mill Lane and Windmill Drive - presenting an opportunity to create their own identity and street scene whilst respect the character of the wider locality.
- 4.7 Stephen Jupp MRTPI has examined the site and its context within the framework of advice contained within the District Council's design policies. Detailed consideration of the design approach taken and the

evolution of the design solution for the site is set out in the Design and Access Statement attached to this Statement.

Character of the Area

- 4.8 The application site is located within an established residential area in the north western part of Chichester. The area comprises a broad mix of residential development including detached and semi-detached, single storey, 1½ storey and 2 storey housing.
- 4.9 In general terms, the immediate and wider locality can be characterised as a range of dwelling types and sizes situated within average sized urban plots.
- 4.10 In preparing an appropriate design solution for the site I have sought to strike a balance between making best use of the land and reflecting the key characteristics of the area.
- 4.11 In this respect, the application proposals provide a development that reflects the restraints provided by neighbouring roads and dwellings. It seeks, in particular, to maximise the road frontage onto Mill Lane. In this regard it enables sufficient separation to be provided to the bungalow to the rear.
- 4.12 The configuration of the proposed units seeks to create an individual street scene within the development, whilst maintaining existing boundary enclosure and enhancing this planting where necessary and appropriate. In particular existing planting will be retained and enhance where required.
- 4.13 Plot 1 has been specifically configured to provide a frontage to Windmill Lane. This creates a double frontage aspect to the design which is considered to be important bearing in mind its corner location within the streetscape.
- 4.14 The height of the proposed units seeks to reflect the types of

properties that are located within the area surrounding the site.

- 4.15 The proposed dwellings seek to provide accommodation in keeping with the surroundings (2 and 3 bedroomed) whilst respecting the character of the area.

Density

- 4.16 The application site comprises a total area of 0.088ha and on the basis the density of the development proposed i.e. 3no dwellings equates to a total density of 30 dpha.
- 4.17 Whilst this level of development falls at the minimum density advocated within PPS3, and it is considered that an appropriate balance has been struck between making best use of the site and respecting the character of the surrounding context.
- 4.18 It is also important to have regard to the site configuration and its surroundings, which necessitates that a proportion of the area is given over to providing vehicular access, parking and areas of open space. This type of arrangement is not uncommon with urban infill sites.
- 4.19 It is therefore considered that the application proposals strike an appropriate balance between making best use of the site and respecting the character and setting of this part of Rustington.

Relationship with Adjoining Dwellings

- 4.20 Whilst the character and appearance of the immediate and wider locality is important when determining an appropriate design solution it is also vital to examine relationships with development that adjoins the application site.
- 4.21 In the immediate vicinity of the site, the majority of existing dwellings have rear gardens away from the application site. I have sought to respect this arrangement and provided garden depths in excess of the

minimum distance of 11m in order to achieve adequate separation distances.

- 4.22 In this respect, the proposed dwellings are sited away from the joint boundary with the garden area for the dwelling to the south.
- 4.23 With regard to the bungalow to the east the plots will be 17m from the common boundary. At this point the parking area and boundary planting will provide a buffer area. In addition the bungalow has no windows to habitable rooms on its west elevation.
- 4.24 The existing access onto Mill Lane, at the north-east corner of the site is located at the junction of Mill Lane with Windmill Drive. It is considered that the access is dangerous. It will therefore be closed.
- 4.25 Parking for the plots will be at the eastern end of the site and accessed from Windmill Drive. Each plot will have 2 parking spaces. There will not be a turn on site facility and an examination of drives along Windmill Drive will reveal that this is a common occurrence. There is also a substantial grass verge between the site boundary and the footway which will ensure that adequate visibility exists in both directions.
- 4.26 Whilst an 8m wide gap has to be cut into the hedge along Windmill Drive but this will be compensated by the removal of the fence at the western end of the north boundary and its replacement with a hedgerow. The proposed car park area will be heavily landscaped with additional structural planting.
- 4.27 In terms of car parking provision the application proposals provide for 2 no. car parking spaces per unit – a level appropriate for this sustainable location. There is also sufficient room to ensure that secure cycle parking can be provided.

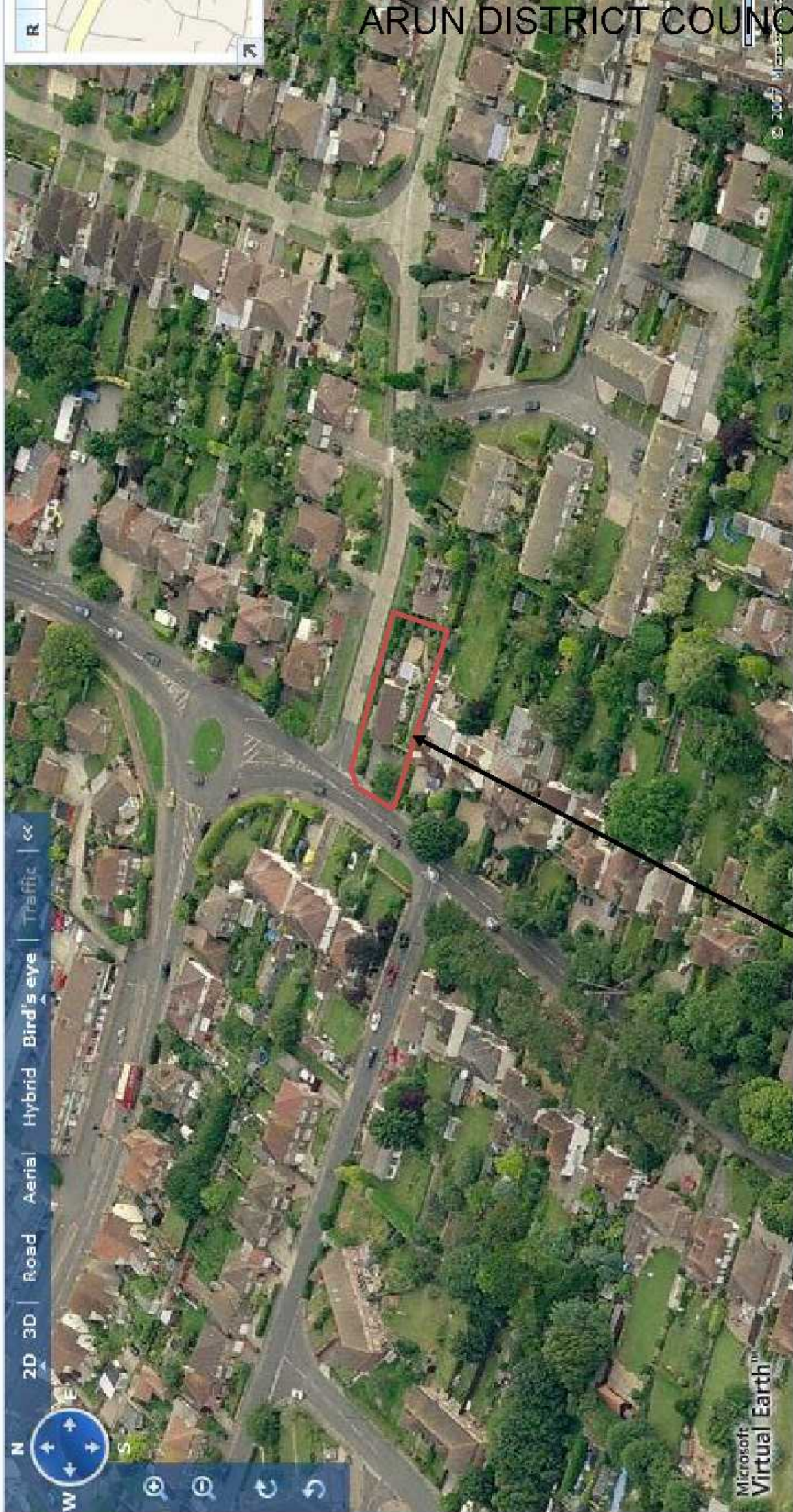
Landscaping and Trees

- 4.28 As previously identified there is one tree which frames the application site from Mill Lane, which is reflective of the immediate and wider locality. In this respect, the application seeks to enhance all boundary planting and trees and to provide structural planting to both road boundaries.
- 4.29 The Applicant is keen to ensure that the existing landscape planting and trees is maintained and enhanced where necessary and in this respect, it is intended that a full detailed landscape proposal will be prepared in consultation with Officers at conditions stage in order to satisfy appropriate planning conditions.

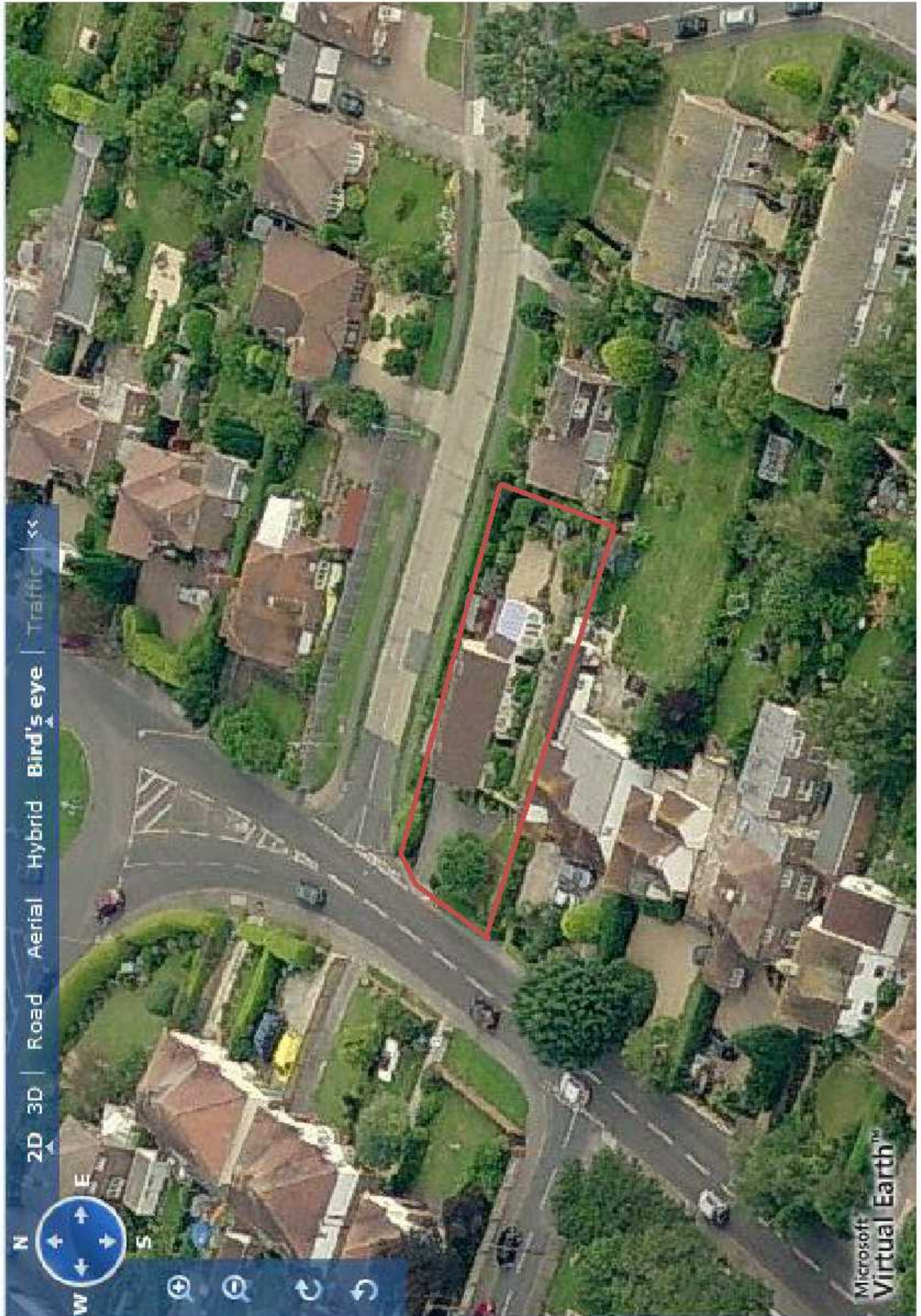
5.0 **Conclusions**

- 5.1 The application proposals have been prepared and evolved in accordance with National policy/guidance and the relevant policies/proposals in the Development Plan.
- 5.2 The application site is situated within the defined built up area of Rustington on the adopted Local Plan Proposals Map. Rustington is considered to represent a sustainable location for development. The application site itself comprises previously developed urban land situated within the defined urban area.
- 5.3 The proposed development seeks to make more efficient use of this site through a high quality design solution that results in a layout, which respects:
- The character and appearance of the surrounding area;
 - The scale and pattern of existing development along Mill Lane;
 - The amenities of the bungalow to the east.
 - Through its design seeks to reinforce the aspect onto Mill Lane.
 - Through the design of plot 1 ensures that Windmill Lane does not have a blank side aspect.
 - The relationships within the scheme and with adjoining dwellings, in particular the need to minimise any potential for overlooking resulting from the configuration of units; and,
 - The need to provide adequate levels of car parking commensurate with the site's location and the private drive access arrangements.
- 5.4 The proposals provide a much needed family dwellings that respect the character of the surrounding area. The density of the proposed development strikes an appropriate balance between making best use of the land and respecting the character and appearance of the area.
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- 5.5 I therefore conclude that the application proposals represent the most appropriate reuse for this site situated within the defined built up area of Rustington which accords with the principles of sustainability. The proposed development respects the character and appearance of the surrounding built form and provides a high quality residential environment for existing and future residents.



The Site





View of existing bungalow



View of site taken from west side of Mill Lane, with drive at junction visible.



View of house to south



View along drive of house to south.



View of west side of Mill Lane.



View west along Windmill Drive towards application site