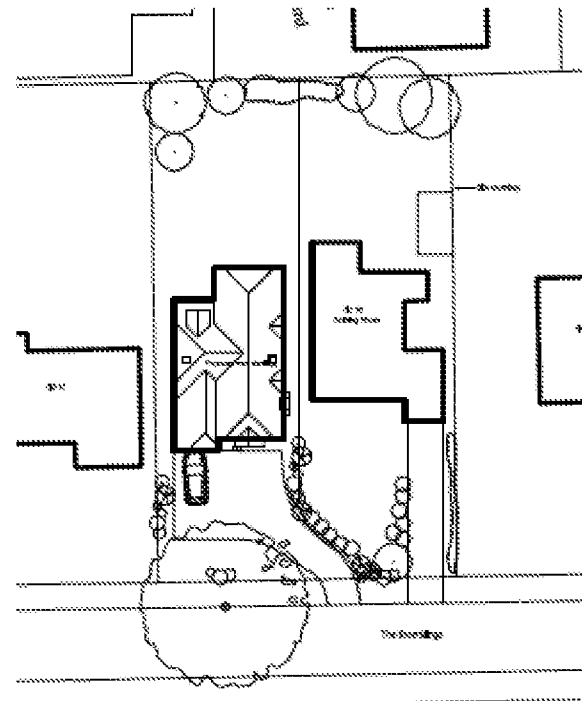


Planning / Design and Access Statement

Proposal:
Construction of 1No. dwelling and associated works

Site:
Land at 19 The Bramblings, Rustington

March 2020



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1. Introduction

- 1.1 This statement has been prepared on behalf of the applicant to accompany the planning application for the construction of 1No. dwelling on land at 19 The Bramblings.
- 1.2 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:
 - Physical Context – explains the physical context of the site and its surroundings;
 - Planning Context – relevant planning history of the site and broad policy requirements;
 - Use – the purpose of the proposed development;
 - Amount – the extent of development on the site;
 - Scale – details of the physical size of the proposed development;
 - Layout – the relationship of the proposed development to the site and its setting;
 - Appearance – details of materials, style and impact upon the existing and neighbouring properties;
 - Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
 - Access – access to the proposed development and associated parking;
- 1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.

- 1.4 The application is submitted to secure full planning permission for the construction of a 1no. dwellinghouse and associated works.

2. The Site and Its Surroundings

- 2.1 The site comprises the residential curtilage of 19 The Bramblings, which is located with the Sea Estate, Rustington. The site itself is occupied by a detached 2 storey dwelling. The existing property is served by a single drive leading to the existing house and garage.
- 2.2 The existing dwelling sits in a wider plot, in proportion to surrounding properties and the existing dwelling on the site. This results in a large garden area to the side of the dwelling, as well as to the front and rear of the property. Whilst there are plots of varying widths, including those of greater and reduced widths, this is at odds with the prevailing width of plots along The Bramblings.
- 2.3 The site frontage is marked by mature hedging and a prominent Pine tree, which are notable features throughout the estate.
- 2.4 The surrounding area comprises a mix of detached 1 ½ and 2 storey dwellings set in well landscaped plots. The size of dwellings varies. Although there are no overriding design features noted within the street scene, traditional materials and roof forms are noted. To the rear of the site is a large car park serving the village centre.

3. The Application Proposal

Design Principles

- 3.1 A key factor of the development is the retention of the existing dwelling. It is proposed that this will be retained in its current form, but with a reduced garden area. Currently the side garden is overlooked from anyone passing the site, so improved privacy to the garden areas will result.
- 3.2 The proposed new dwelling has been designed so as to respect the traditional style of properties within the locality. It has been designed with the provision of an independent driveway, which respects the root protection area of the protected Pine tree on the front boundary of the site. This is achieved through location and means of construction. The Pine tree is to be retained.
- 3.3 The proposed dwelling would be finished with red brick and feather edge timber boarding to the elevations and roof covered with plain red tiles.
- 3.4 Double glazed sealed windows will be included to provide improved acoustic performance for the new dwelling.

Use and Amount

- 3.5 The existing residential use of the site will remain with the dwelling retained and one new dwelling constructed. The new dwelling would be a three bedroom property with parking for 2 cars forward of the dwelling and one within the property. The existing dwelling will retain the existing garage and parking for at least 3 cars.

Layout, Scale and Massing

- 3.6 The new dwelling has been aligned with the existing properties to the north and south. It has been designed to have a low eaves level to reflect the existing property and also to reduce the height and massing. The property has been designed as a 1 ½ storey dwelling and the ridge height maintains a transition between the existing dwelling on the site and the property to the south, No.17 The Bramblings.

Landscaping

- 3.7 As noted above, there are a number of trees within the site, but the most prominent is Pine tree on the site frontage, which is subject to a Tree Preservation Order. Accordingly, the application is supported by a tree survey and the dwelling has been designed so as to preserve the existing tree. Soft and hard landscaping for the proposed dwelling would reflect that of the surrounding.

Access

- 3.8 The new dwellings will be provided with level access to the front doors and from the living areas to the garden. Ground floor WC's with outward opening doors have been included as required by the Building Regulations.
- 3.9 The site is generally flat and a level approach from car parking areas to the front door will be provided. Vehicular access will be provided to the private road for the proposed and retained dwelling. Cars will be able to turn on site and exit in a forward gear. The proposed development will have a very minor impact on the current use of the road.

4. Planning History

- 4.1 A review of the Council's planning register does not highlight a specific planning history relating to the application site, however, the following approval's within the locality are noted and confirm that suitable infill development has been supported within the locality, in the recent past.

Application Reference and address	Proposal	Decision
R/66/08/ 29 Sea Avenue	Alterations to 29 Sea Avenue, construction of new house on plot to side of existing dwelling	Approved
R/47/06/ 42 Sea Avenue Rustington	1 No. 4 bedroom detached dwelling including amendments to previously approved plans R/260/01	Approved

5. Planning Policy and Guidance

Legislative background

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

National Planning Policy Framework

- 5.2 The revised NPPF (July 2018) states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The Framework seeks to ensure that planning applications are determined in accordance with the development plan.
- 5.3 Paragraph 10 states that in order for sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.4 Paragraph 11 sets out that for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.5 Footnote 6 to criteria d. i. listed above now provides an exhaustive list of restrictive policies, under which the presumption in favour would not apply.
- 5.6 Paragraph 12 goes on to confirm that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved

- objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.9 Paragraph 91 'Promoting healthy and safe communities' confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 5.10 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Section 12 of the framework sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Specifically, this section of the NPPF sets out that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development

(including green and other public space) and support local facilities and transport networks; and

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

Local Plan Policy

- 5.13 Local Policy is contained within the recently adopted Local Plan 2011-2031.
- 5.14 Policy SD SP1 - Sustainable development sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).
- 5.15 Policy D SP1 – Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area.
- 5.16 Policy D DM1 - Aspects of form and design quality confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability,

crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.

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

6. Planning Assessment

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

Principle of Development

- 6.2 The site the subject of this application is located within the defined settlement boundary wherein the principle of development is considered to be acceptable, subject to appropriate design, scale and form.
- 6.3 Before considering these matters, it is important to note that whilst the principle of development is acceptable any case, the Council are unable to demonstrate an adequate housing supply and therefore the tilted balance in favour of sustainable development applies. This means that the Council should approve development, unless harm arising would significantly and demonstrably outweigh the benefits.

Sustainability

- 6.5 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. The location of the development is driven by availability of land within the settlement boundary, which is unconstrained, with the exception of the protected trees on the site boundary.
- 6.6 Economically, whilst only of a small scale, the construction of the proposed dwelling would have a positive economic benefit.

- 6.7 In terms of the social element to sustainability, the proposal provides two residential dwellings, in a sustainable location. The dwellings would be suitable for families as well as those looking to downsize. It can therefore be concluded that the development as proposed represents sustainable development.

Design and Layout

- 6.9 The proposed dwelling is designed to a high standard and would be finished as such. The dwelling is of traditional design, with the material proposed for construction reflecting those seen in the locality.
- 6.10 The proposed dwelling is to be constructed on existing land between 17 and 19 The Bramblings, however, 19 The Bramblings currently occupies a large plot and the side garden area is not a feature of the locality. The proposed dwelling is sited so that it reflects the wider character of the area and varying width of plots and property coverage is maintained, without the property appearing too cramped.
- 6.11 Parking provision is provided to the front of the proposed dwelling. Bin storage / collection could also be suitable located within the generous plots, to ensure suitable refuse collection is achievable.
- 6.12 In terms of the internal space, the proposed accommodation would provide for a large 3 bedroom dwelling, which would exceed the Nationally Described Space Standard, which state that a three bedroom single storey property should provide at least 84 square metres.
- 6.13 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan.

Neighbour amenity

- 6.14 The proposed dwelling is sited and designed so as to protect the amenity of all existing adjoining properties. The proposed dwellings would sit alongside an existing 2 storey property at No. 17, which is screened by mature hedgerows and the side elevation comprises an expansive flank brick wall. The proposed dwelling is also designed so that it has a reduced ridge and eaves height to ensure these properties will sit side by side, and the proposed dwelling will not impact on the principle windows to the front and rear of the retained and adjoining properties.
- 6.15 In terms of the amenity of future occupants of the proposed dwelling, this is considered to be acceptable with suitable internal and external space provided. Some overlooking could be achieved from the proposed dwellings into the rear garden of the existing property; however, this would be at an oblique angle and would not result in direct overlooking.
- 6.16 The proposed design would therefore ensure that the amenity of adjoining properties would be preserved, and a suitable living environment would be achieved for future occupants.

Access

- 6.17 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.18 Paragraph 111 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

- 6.19 The proposed development is not considered to have an impact on the operation or safety of the local road network due to the minimal increase in vehicle movements that result and suitable visibility can be achieved from the means of access on to The Bramblings, which is a private road with low traffic speeds.

Impact on Trees

- 6.20 The application site includes a number trees on the boundary of the site, which have been assessed and considered as part of the proposed design and layout of the scheme. It is not considered that the proposal would result in the removal of prominent or important trees within the site. The mature Pine tree to the front of the site is a key feature in the locality and the Tree Survey undertaken and submitted in support of the application will ensure that the tree is protected both during construction and once the development is complete.
- 6.21 As shown of the tree protection drawing, prepared by Ramsay and Co Landscape Architecture, the prominent Pine tree is retained.
- 6.22 Additionally, the dwelling is set away from the trees and sufficient garden area is provided beyond the crown of surrounding trees so as to avoid any pressure for their removal in the future.
- 6.23 Subject to the development being carried out in accordance with the proposed recommendations, the development would ensure that the surrounding trees will be protected.

Foul and Surface Water Drainage

- 6.24 Local Plan Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The policy goes on to confirm that proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.
- 6.25 In terms of surface water, the existing site is understood to discharge to soakaways and it is therefore proposed to maintain this arrangement by constructing two new soakaways, subject to further groundwater testing. The surface water for the existing dwelling is to remain in place subject to physical condition and proximity to the new building. The new parking areas are to be constructed with appropriate materials to ensure infiltration can be achieved.
- 6.26 Foul drainage will be connected to the existing foul sewer, which serves the surrounding properties.
- 6.27 Subject to the above, the proposal will ensure compliance with Policy W DM3 of the Local Plan and will ensure that flood risk is not increased on or off site as a result of the proposed development and that the proposed sewer connection could be accommodated with increase risk of flood or harm to the natural environment.

Ecology

- 6.28 Arun Local Plan 2011-2031 policy ENV DM5 states that:

"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement."

- 6.29 The proposed development is not considered to impact upon any protected species or habitats, nor potential habitats. Accordingly, further site specific ecology surveys are not considered to be required.

7.

Conclusion

- 7.1 Planning permission is sought for the construction of 1No.. dwelling on land at 19 The Bramblings. The principle of the proposed development is acceptable, given the sites location within the settlement boundary. It is also noted that the tilted balance in favour of sustainable development applies, which means approving development unless any harm resulting would significantly and demonstrably outweigh the benefits
- 7.2 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF to encourage sustainable development and its support to deliver a wide choice of high quality homes, to make places

better for people and to not stifle innovation. The development is additionally compliant with the relevant Local Plan Policies, whereby the development can be achieved without harm to the visual amenities of the locality and provides a comprehensive development within the curtilage of the site.

- 7.3 The proposed siting, scale and design would sit comfortably within the street scene and would not overwhelm the adjacent properties, therefore ensuring that the character and appearance of the locality is preserved. The dwelling is modest in size and thus appropriate to the size of the proposed curtilage and would not overdevelop the site. The design is considered to be of a high quality and reflective of the requirements of the Local Plan policies.
- 7.4 In terms of technical matters, the proposed development includes a safe means of access and suitable parking provision for the existing and proposed dwellings. The application is also supported by a Tree Protection Plan, which confirms that the dwelling and means of access can be constructed without harm to protected trees within the site and the development would not harm any protected species/habitats.
- 7.5 With no harm to the amenities of adjacent landowners and a suitable living for future residents, no change to the prevailing character and appearance of the area or harm to the natural environment, it is respectfully requested that planning permission be granted.