

ECE Planning

Planning Statement.

The Spires.

April 2017



ECE Planning

Project Name: The Spires

Location The Spires, Springfield Close, East Preston,
Littlehampton, BN16 2SZ

Client: Bluekayn Ltd

File Reference: P1391

Issue	Date	Author	Checked	Notes
PL1	11.04.2017	R Hoad	C Barker	Initial Draft
PL2	20.04.2017	R Hoad	C Barker	Second Draft
PL3	20.04.2017	C Barker	C Barker	Client Issue
PL4	21.04.2017	R Hoad	C Barker	Planning Issue

Contents

Figures	4
1. Introduction	5
2. The Site	6
3. Planning History	8
Planning History Conclusion	10
4. The Proposal	11
4.2. Quantum of Development	11
4.3. Design, Form & Appearance	11
5. Policy Overview	19
5.1. Introduction	19
5.2. National Planning Policy Framework (NPPF)	19
5.3. National Planning Practice Guidance (NPPG)	20
5.4. Arun Local Plan 2011-2031 Publication Version	21
5.5. Arun Local Plan 2003	21
5.6. Rustington Neighbourhood Plan 2014-2029	22
5.7. Rustington Village Design Statement	23
6. Planning Appraisal	24
6.1. Introduction	24
6.2. Principle of Development	24
6.3. Addressing Reasons for Refusal	24
6.4. Design, Form and Appearance	26
6.5. Access and Parking	26
6.6. Residential Amenity	26
6.7. Trees	28
7. Conclusions	29

Figures

Figure 1 - Site Context.....	6
Figure 2 - Property Location	6
Figure 3 - The Spires (Existing Property)	7
Figure 4 - Refused Application for 4no. dwellings – Site Plan.....	9
Figure 5 - Proposed Site Plan	11
Figure 6 - Plot 1 Proposed Gate.....	12
Figure 7 - Plot 1 Proposed Front (South) Elevation	13
Figure 8 - Plot 1 Proposed Rear (North) Elevation.....	13
Figure 9 - Proposed Garage for Plot 1	14
Figure 10 - Plot 1 Proposed Ground Floor Plan	14
Figure 11 - Plot 1 Proposed First Floor Plan	15
Figure 12- Plot 2 Proposed Gate.....	15
Figure 13 - Proposed Garage for Plot 2	16
Figure 14 - Plot 2 Proposed East Elevation.....	17
Figure 15 - Plot 2 Proposed West Elevation.....	17
Figure 16 - Plot 2 Proposed Ground Floor Plan	18
Figure 17 - Plot 2 Proposed First Floor Plan	18

1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of clients, Bluekayn Ltd, in support of their full planning application for the '*retention of the existing dwelling and the erection of 2 detached dwellings within the grounds*' of The Spires, Springfield Close in East Preston.
- 1.2. The proposals seek to provide 2 large detached dwellings to the north and west of the existing 6-bedroom property at The Spires. One new access point is proposed for the new dwelling to the west from Springfield Close, and the new dwelling to the north will benefit from the existing access on the north eastern corner from Cross Road. The existing property will retain its existing access to the south.
- 1.3. It is contended that the proposals will make efficient use out of brownfield land whilst not altering the design, form, scale or appearance of the existing dwelling.
- 1.4. This application is supported by the following documents and drawings:

Application Form

Arboricultural Method Statement and associated documents

Biodiversity Checklist

Design and Access Statement

Existing Drawings

Notices

Proposed Drawings

Planning Statement

Validation Checklist

2. The Site

- 2.1. The site is located north of Springfield Close and south of Cross Road; these roads are located within The Willowhayne, private estate in East Preston. The proposed plot has an area of approximately 0.9ha.
- 2.2. East Preston lies within the District of Arun, between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train. Angmering Station is located approximately 925m from site and the nearest bus stop is located approximately 424m away.



Figure 1 - Site Context

- 2.3. The site is also located approximately 630m from Rustington Beach; however despite being located so close to the beach, the site is not within a Flood Zone.



Figure 2 - Property Location

ECE Planning

- 2.4. Residential development envelopes the site to the north, east, south and west of the site. The character of the area consists predominantly of 2 / 2 and a half storey, large detached properties which take full advantage of their plot sizes.
- 2.5. Furthermore, after consulting the Rustington Village Design Statement, the site falls within 'Character Area 5' which acknowledges that *'this area is characterised by large detached houses'*.

The Existing House



Figure 3 - The Spires (Existing Property)

- 2.6. The existing property on site (as shown in Figure 3) is a detached, two and a half storey property with an integrated double garage and a single storey pool house serving the in-ground swimming pool. The existing dwelling is painted brick with stonework and has gardens to the front, rear and sides.
- 2.7. The site predominantly uses the access from Springfield Close but can also be accessed from Cross Road.
- 2.8. Some of the trees on site are covered by a Tree Preservation Order; this is later discussed in Section 6.
- 2.9. The existing property is not identified on Historic England's website as a Listed Building. It is also not identified on Arun District Council's website or the 'Buildings or Structures of Character SPD (2005)' as a locally listed building. Despite this, it is considered to be a non-designated Heritage Asset due to its history of being built by Reginald Fairfax Wells, a Studio Potters and arts and crafts designer. Therefore, care has been taken to sustain and enhance its setting, despite the significant extensions and alterations that have been made to the property since its original completion.

3. Planning History

3.1. The site has limited Planning History. The following is ordered chronologically with the most recent application being first.

3.2. **Part demolition of existing house & construction of 4no. new dwellings within grounds. Reference: R/165/15/PL.**

3.3. This application (as shown in Figure 4) was refused on 27th October 2015 for a total of 5 reasons, as detailed below:

- 1) *The site by virtue of its size and shape, is considered unsuitable to accommodate 4 dwellings and private amenity space satisfactorily without damaging the setting of the heritage asset or the character of the area. The proposal would therefore result in an unduly cramped form of development contrary to policy GEN7 of the Arun District Local Plan, policies DDM1, DSP1 and HERSP1 of the Emerging Local Plan and the National Planning Policy Framework.*
- 2) *Having regard to the identical design of all of the dwellings and their 3 storey height the proposed development would be out of keeping with the visual amenities and character of the area contrary to policy GEN7 of the Arun District Local Plan and policies DDM1, DSP1 and HERSP1 of the Emerging Local Plan.*
- 3) *The layout and siting of the proposed development would result in loss of important boundary screening and trees of value to the local landscape which are subject to a Tree Preservation Order, in conflict with policies GEN7 and GEN28 of the Arun District Local Plan and policies DDM1, DSP1 and ENV DM4 of the Emerging Local Plan.*
- 4) *The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of the Council's interim affordable housing policy adopted on 18 August 2010.*
- 5) *The proposal contains insufficient information in respect of the presence of protected species and mitigation and it is therefore contrary to the National Planning Policy Framework and policy ENV DM3 and ENV DM5 of the Emerging Local Plan.*

3.4. Our proposals seek to fully address the Council's reasons for refusal in detail in Section 6.



Figure 4 - Refused Application for 4no. dwellings - Site Plan

- 3.5. **Outline planning for 3no. detached dwellings. Reference R/120/03.**
- 3.6. This outline planning application for 3no. detached dwellings on site was permitted on 13th August 2003. Therefore, the principle of development on this site is accepted.
- 3.7. **Amendments to approval R/132/96 to replace proposed detached garage with integral garage including associated reduction in floor space and minor change to siting of property. Reference R/13/97.**
- 3.8. This application was permitted on 5th March 1997.
- 3.9. **New dwelling and garage. Reference R/132/96.**
- 3.10. This application was permitted on 9th September 1996.
- 3.11. **Amendment to existing permission constituting a revised roof line & new window to attic space maids & extend garage. Reference R/206/83.**
- 3.12. This application was permitted on 7th September 1983.
- 3.13. **Garage extension and maids flats. Reference R/162/82.**
- 3.14. This application was permitted on 22nd September 1982.

Planning History Conclusion

- 3.15. The original building 'The Spires' has had significant extensions and alterations from its original form, diminishing its architectural and historic integrity.
- 3.16. The previous refusal (R/165/15/PL) sought the demolition of part of the existing house, however proposed a scheme that did not consider fully the character of the existing property, its setting and the wider form of the neighbouring dwellings, all of which have fully informed the proposals.

4. The Proposal

4.1. This application for Full Planning Permission seeks the retention of the existing dwelling and the erection of 2 detached dwellings within the grounds at The Spires, Springfield Close.

4.2. Quantum of Development

4.2.1. The proposals include the demolition of a total of 6 outbuildings associated with the existing dwelling, the removal of the existing swimming pool, the retention of the existing house known as 'The Spires' and the erection of a further 2no. 5-bedroom family houses with detached garages.

4.2.2. The proposals are considered to make efficient use of a brownfield site, resulting in two new dwellings which will be suitable for family occupation. This therefore responds to National and local planning policy and guidance that seeks to *'focus development towards previously developed land and to maximise the efficient use of such land in the delivery of residential development to meet housing need'*.

4.2.3. Furthermore, the principle of development has been established on this site under planning reference R/120/03 for 3 dwellings.

4.3. Design, Form & Appearance

4.3.1. The design, form and appearance of the proposed development reflects the redevelopment opportunity of the application site. Full consideration has been given in regards to how the application site will sit within the locality.



Figure 5 - Proposed Site Plan

ECE Planning

- 4.3.2. All the outbuildings proposed to be removed are currently associated with the existing house 'The Spires'. It is also proposed that the existing swimming pool will be removed in order to accommodate Plot 1 and the existing raised pond and extensive paved area will be removed in order to accommodate Plot 2. The form, design and appearance of the existing house will remain exactly the same, albeit in a revised setting.
- 4.3.3. Views of 'The Spires' when entering from the site will be altered primarily through the introduction of the new dwelling (Plot 1) to the west of the property, however the principal elevation and view to the property will be unaffected in this regard, maintaining the spacious characteristic of the plot generally. Plot 2 will be visible to the rear of the retained property, providing an appropriate degree of separation to visually detach the properties.
- 4.3.4. Overall, careful attention has been paid to ensure the setting of The Spires is sustained with respect to its primary characteristics, which relate to its strong southern elevation and open landscaped setting to the south and east.

Plot 1

- 4.3.5. Plot 1 will be positioned 20m to the west of the existing dwelling (The Spires), with significant new boundary planting and will achieve access directly from Springfield Close from a new vehicular access point. The southern elevation will be the first to be viewed when approaching the dwelling, along with ample private amenity space. The dwelling however will not be readily visible from Springfield Close due to the retention of the existing high hedgerow and proposed new gates (as shown in Figure 6).

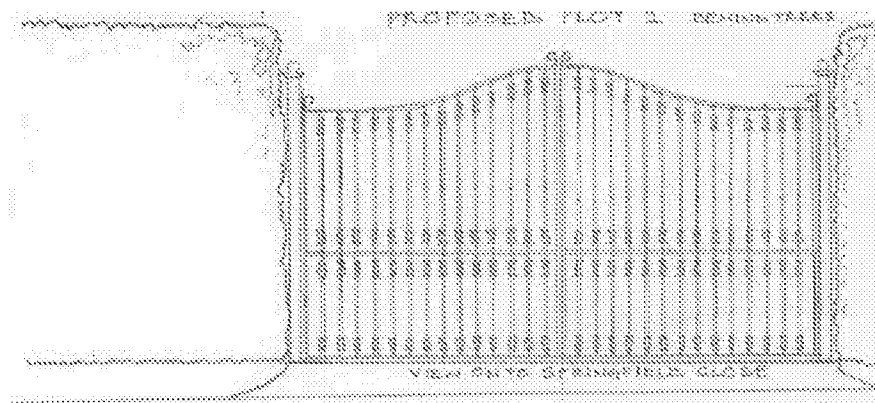


Figure 6 - Plot 1 Proposed Gate

- 4.3.6. Plot 1 has been designed using elements of the Wells aesthetic to create a more expressive Arts and Crafts mannered dwelling. This approach has been taken to create an element of harmony with the proposed dwellings and the existing properties 'The Spires' and Little Stoke (no.27).
- 4.3.7. The roof for Plot 1 will be a hipped and gabled roof consisting of clay tiles with clay ridge bonnets and valley tiles. The dwelling will also have a total of 3 dormers, 2 of them serving Bedroom 3 and the other serving two of the ensuites associated with Bedrooms 1 and 4.
- 4.3.8. The walls will be clay brickwork to the plinth and the ground floor, clay tile hanging to the first floor and white painted roughcast render to the gables, porch and rear bay. The windows and doors are proposed to be painted timber.



Figure 7 - Plot 1 Proposed Front (South) Elevation



Figure 8 - Plot 1 Proposed Rear (North) Elevation

- 4.3.9. Located to the rear (north) of the dwelling is a proposed garage capable of accommodating 2 cars. The garage will also be large enough to provide secure cycle storage and will be able to store recycling and refuse bins. The garage (as demonstrated in Figure 9) will be made out of white painted roughcast rendered battered piers for the walls on the front elevation, painted doors and a clay tiled roof. The rear and side elevations will consist of naturally weathered timber boarding.

ECE Planning

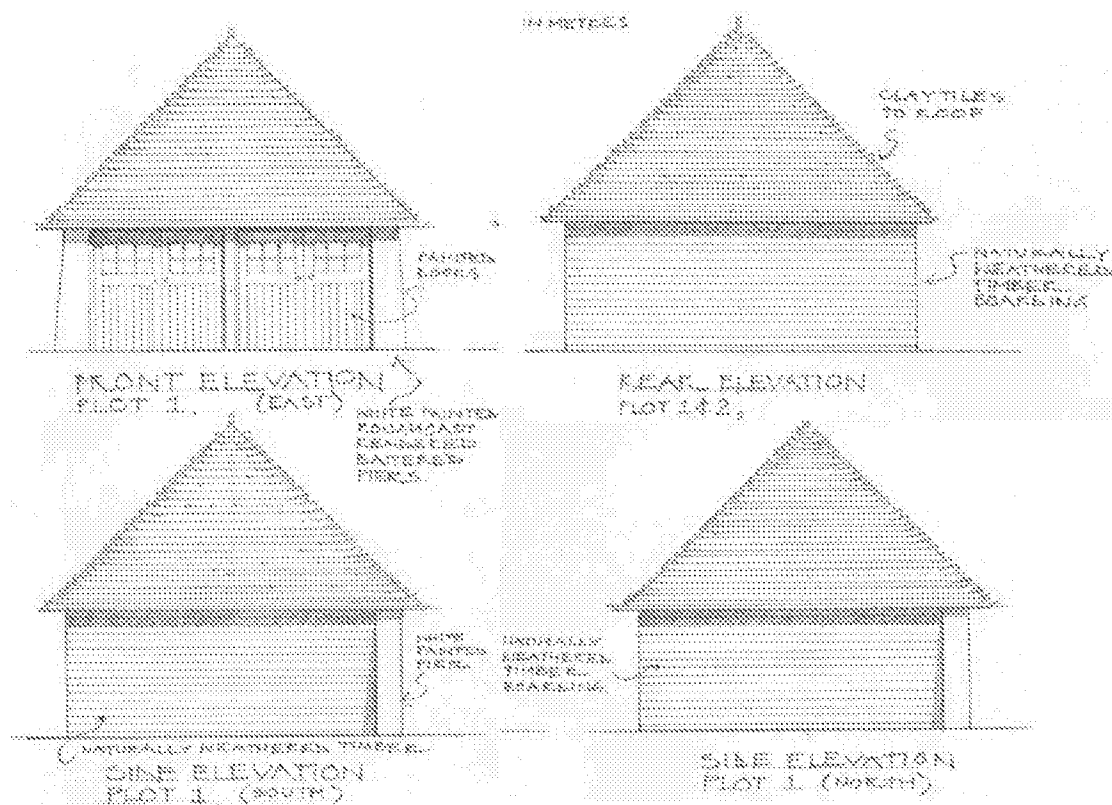


Figure 9 - Proposed Garage for Plot 1

- 4.3.10. In addition to the proposed garage, there will also be ample car parking space to the north of the dwelling on the proposed gravel drive.
- 4.3.11. On the ground floor, Plot 1 will consist of a kitchen / breakfast room, a utility room, a dining room, a study, a drawing room and a toilet.

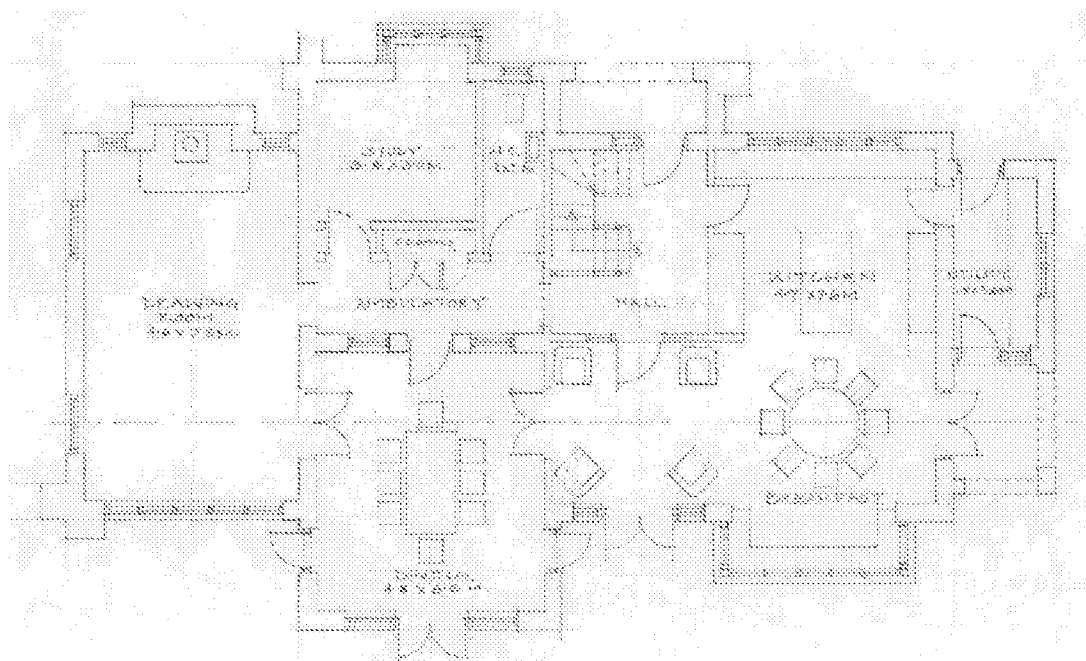


Figure 10 - Plot 1 Proposed Ground Floor Plan

ECE Planning

- 4.3.12. On the first floor, Plot 1 will consist of 4 bedrooms with ensuites and a master bedroom (bedroom 1) with an ensuite and a dressing room.

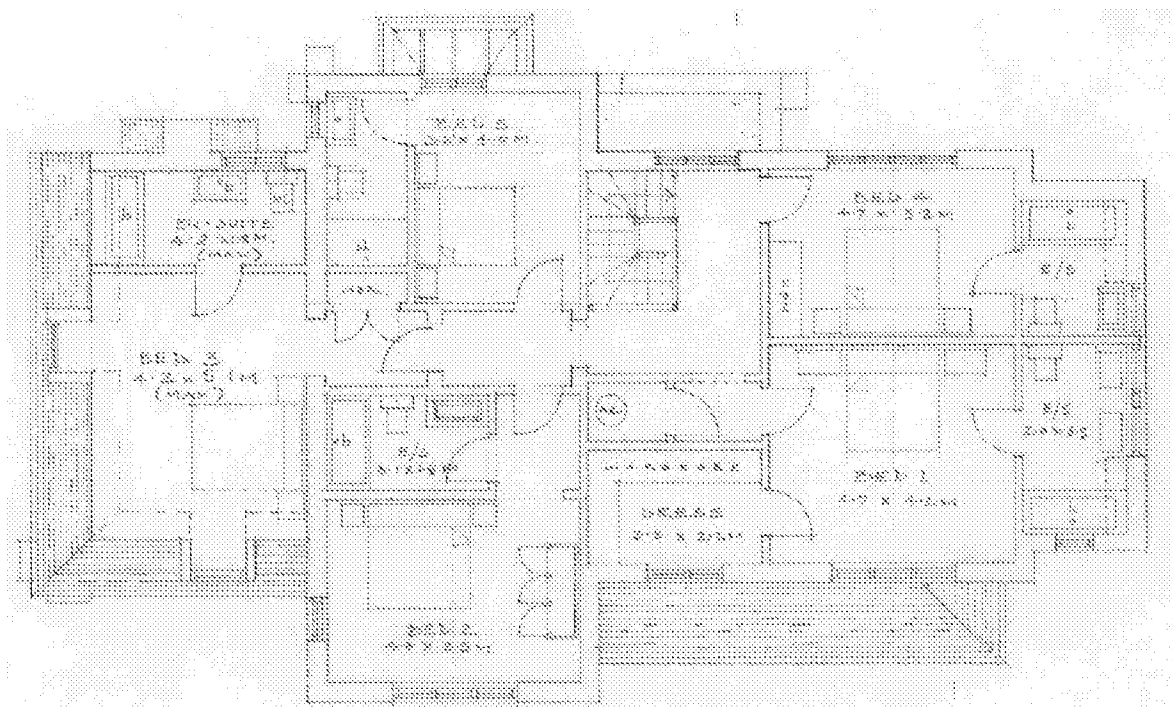


Figure 11 - Plot 1 Proposed First Floor Plan

Plot 2

- 4.3.13. Plot 2 will be positioned 19m to the north of the existing building (The Spires), with significant new landscaping and planting between the existing and proposed properties. This new dwelling will achieve access from Cross Road via the existing vehicular access in the north-eastern corner of the site. The existing access is proposed to have a new gate using the existing brick piers (as shown in Figure 12).

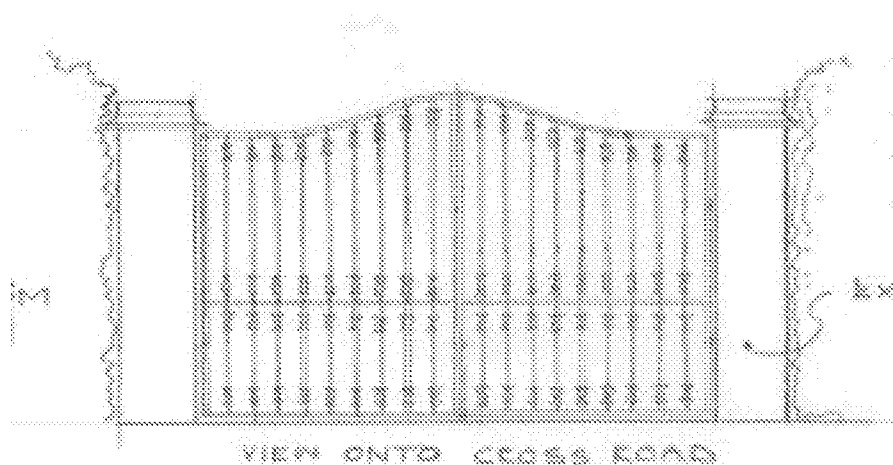


Figure 12- Plot 2 Proposed Gate

ECE Planning

- 4.3.14. The proposed garage (as shown in Figure 13) will be capable of accommodating two cars, secure cycle storage and refuse / recycling bins and will be located at the end of the driveway. The garage will be made out of naturally weathered timber boarding and clay tiles to the roof; the garage will also consist of naturally weathered timber doors.

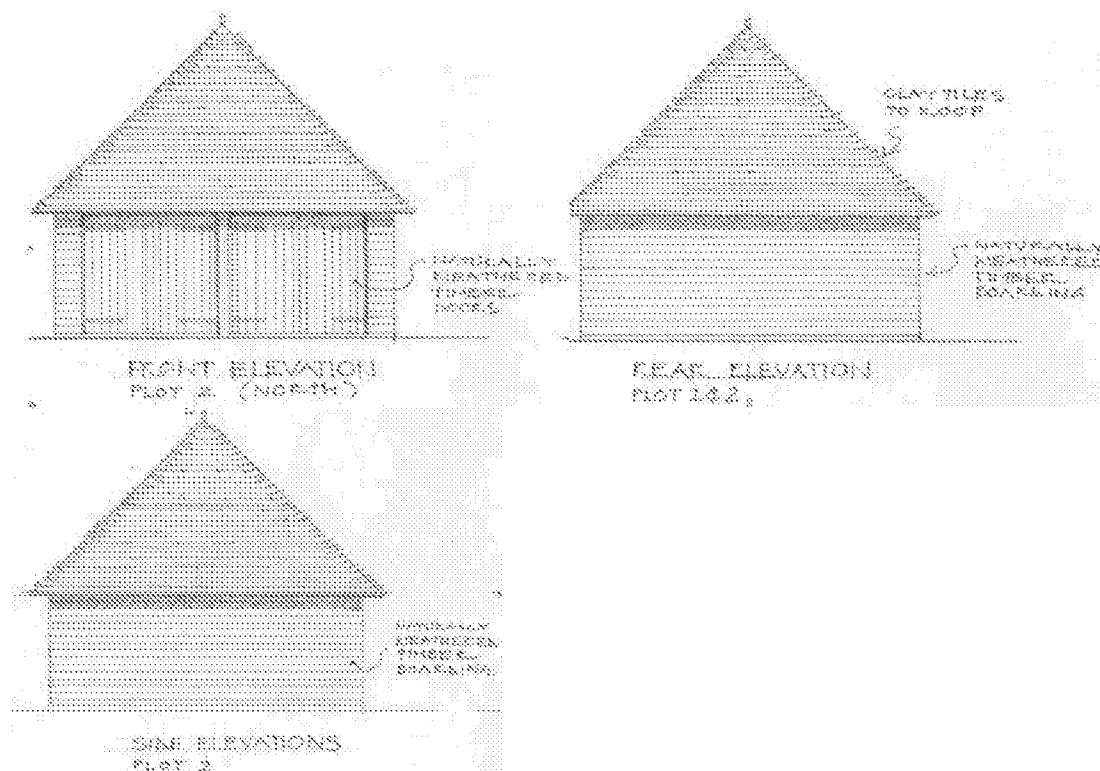


Figure 13 - Proposed Garage for Plot 2

- 4.3.15. In addition to the garage, there will be ample car parking space on the gravel driveway, to the west of the garage, in front of the proposed dwelling.
- 4.3.16. The existing hedgerow to the west of Plot 2 and to the north and west of Plot 1 will be retained to maintain the privacy and avoid the potential of overlooking with regards to the neighbouring property, Little Stoke (no.27). Plot 1 and the existing dwelling will be separated by a new hedge and Plot 2 and the existing house will be separated by a large new planting area with a row of new trees and shrub planting.
- 4.3.17. Plot 2 has been designed with the same style influences as Plot 1; this includes using elements of the Wells aesthetic to create a more expressive Arts and Crafts mannered dwelling. This approach has been taken to create an element of harmony with the proposed dwellings and the existing properties 'The Spires' and Little Stoke (no.27).
- 4.3.18. The roof for Plot 2 will also be a hipped and gabled roof with 2 dormers which will serve Bedroom 1's ensuite and the family bathroom. To remain consistent with Plot 1, the roof will be made out of clay tiles with clay ridge bonnets and valley tiles. The walls will be face brickwork to the ground floor with white roughcast render buttress and the first floor will consist of clay tile hanging.



Figure 14 - Plot 2 Proposed East Elevation



Figure 15 - Plot 2 Proposed West Elevation

- 4.3.19. On the ground floor, Plot 2 will consist of a kitchen, a family / dining room, a utility room, a study, a large drawing room and a toilet room with shower.

ECE Planning

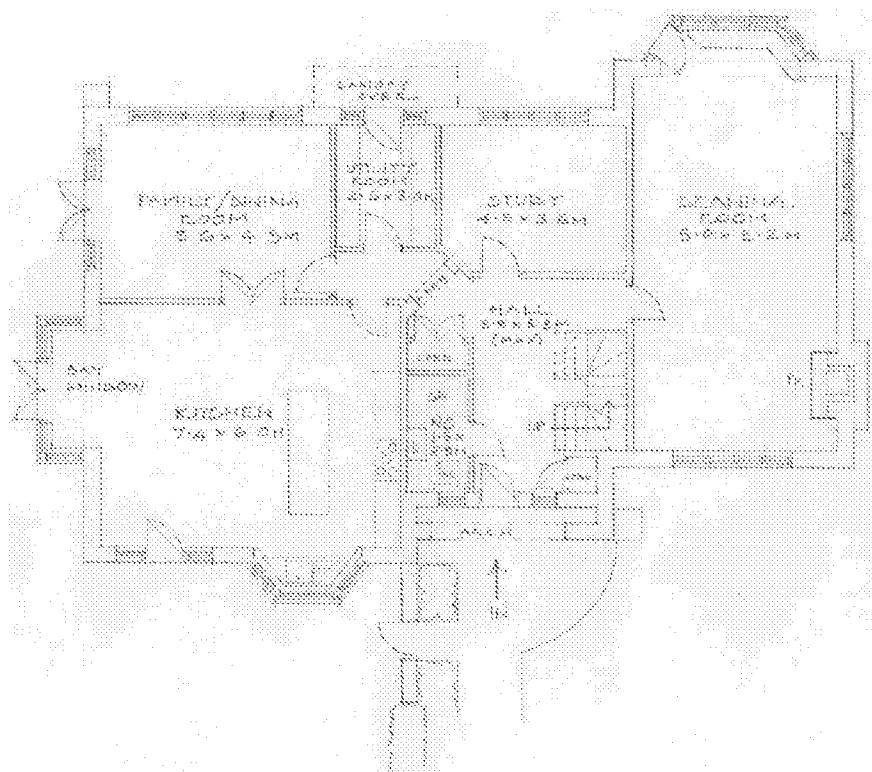


Figure 16 - Plot 2 Proposed Ground Floor Plan

- 4.3.20. On the first floor, Plot 2 will consist of a total of 5 bedrooms; 2 of the bedrooms will have ensuites and the master bedroom will have an ensuite and a dressing room. The first floor will also include a large family bathroom.

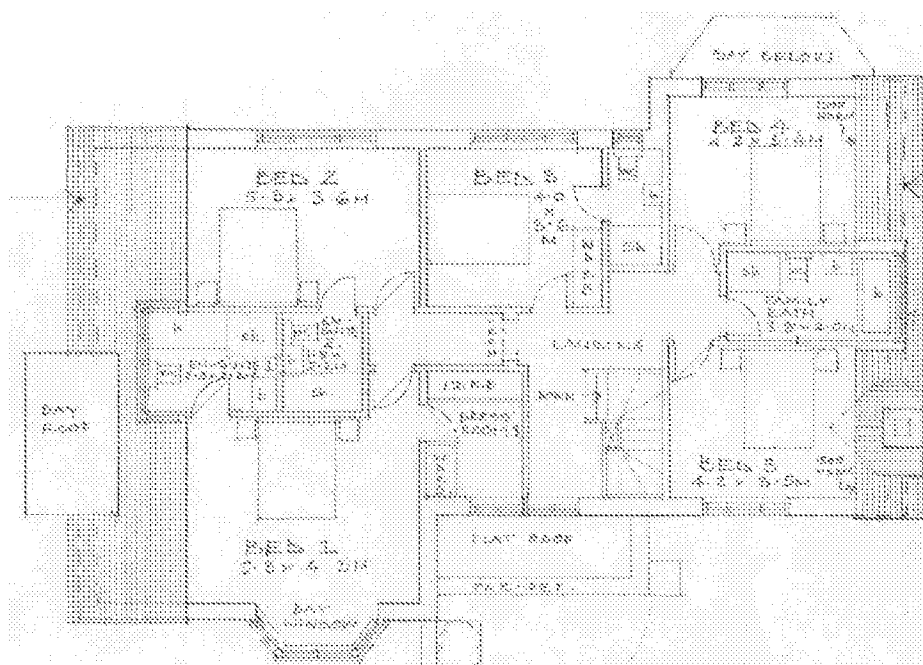


Figure 17 - Plot 2 Proposed First Floor Plan

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the Arun Local Plan 2011-2031 Publication Version, the Saved Policies of the Arun Local Plan 2003, the Rustington Neighbourhood Plan 2014-2029 and guidance from the Rustington Village Design Statement. The National Planning Policy Framework (NPPF) and relevant Supplementary Planning Guidance are also material considerations.
- 5.1.3. This section considers how the proposed development complies with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF is a material consideration in the determination of planning applications.
- 5.2.2. Firstly, paragraph 14 of the NPPF places a presumption in favour of sustainable development that is the basis of every plan, and every decision. Paragraph 14 states that;

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision-taking** this means:*

- approving development proposals that accord with the development plan without delay; and*
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- 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; or*
- specific policies in this Framework indicate development should be restricted.”*

- 5.2.3. The proposal is considered to represent sustainable development and therefore a presumption in favour of approval should exist for this application.
- 5.2.4. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing the following framework against which to consider design quality. Paragraph 58 of the NPPF states that:

ECE Planning

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *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;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.”*

5.2.5. These design related requirements have fully informed the design of the proposed development. Those proposed interventions fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form, natural and conservation context of the surrounding area.

5.2.6. Paragraph 17 provides 12 key principles that should underpin plan making and decision taking with any new development. The proposals are considered to be fully consistent with these principles, creating high quality designs and a good range of facilities for all current and future occupants of the properties. The buildings sit within sizeable plots of land, making efficient use out of a brownfield site.

5.2.7. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing framework on design quality. The design related requirements have fully informed the design of the proposed dwellings. Plots 1 and 2 fully respond to the context of the site, reflecting the architectural styles and massing of nearby properties as well as using the highest quality materials to be consistent with the local context.

5.2.8. The Environment Agency Flood Map has been consulted and demonstrates that the site is not located within any flood zones. Therefore this proposal is compliant with Section 10 of the framework which seeks to meet the challenge of climate change, flooding and coastal change.

5.2.9. Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework. The proposals are considered to provide an effective use of land and create two new high quality dwellings.

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) supplements those overarching objectives of the National Planning Policy Framework. Those elements of the NPPG that are considered most pertinent in the determination of this planning application relate to residential amenity, tree preservation orders and the importance of good design.

ECE Planning

5.3.2. The guidance provided by the NPPG in relation to each of these areas has been considered fully, alongside the corresponding sections of the National Planning Policy Framework, in the preparation of this application.

5.3.3. In this regard it is considered that the proposed development complies fully with the guidance provided by way of the National Planning Practice Guidance.

5.4. Arun Local Plan 2011-2031 Publication Version

5.4.1. The Arun Local Plan 2011-2031 Publication Version sets out the Council's vision for the development of Arun up to 2031.

5.4.2. Policy D SP1, Housing Mix, states how '*all development proposals should be of good quality and demonstrate high standard of design*'. The proposals are considered to be of the highest architectural quality which seeks to use high quality materials.

5.4.3. Crucially however, Policy D SP1 goes on to state how '*All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby inhabitants*'.

5.4.4. The proposed development responds directly to this policy, with the more efficient use of land by providing 2no. 5-bedroom family dwellings which are of a larger massing and scale, causing all 3 dwelling plot sizes to respond better to, and become of commensurate size to, surrounding properties.

5.4.5. Policy D DM1, Aspects of Form and Design Quality, notes the aspects the council will have regard to when considering a development. Those which relate to this application are Character (1), Appearance/attractiveness (2), Impact (3), Adaptability (5), Trees and woodland (7), Density (13) and Scale (14).

5.4.6. The development seeks to make the most effective use of the land and will allow the existing dwelling to better respond to the character of the area by reducing the plot size; therefore responding to the issue of how the development sits within the locality.

5.4.7. The materials to be used on Plots 1 and 2 have been selected to draw comparison and create contrast with the existing house. The materials to be used will also be of the highest quality in order to create attractive dwellings and therefore appeals to the aspect of Appearance/Attractiveness and the Character of the area.

5.4.8. The development proposals have been designed to have a negligible impact on the surrounding properties; this has been achieved through the retention of existing moderate-value trees, trees with TPOs and hedgerow to avoid overlooking and retain the sense of privacy within the locality. As such, it is considered that the proposals comply with Policy D DM1.

5.4.9. Furthermore, the proposals will provide a very high quality living environment for future occupants of the property, with the highest standard of design ensuring endurance of the building, reflected in paragraph 13.4.1 of the Local Plan, stating how '*the council is committed to achieving good design in all new development and spaces*'.

5.5. Arun Local Plan 2003

5.5.1. The Arun District Local Plan 2003 was the key planning document for the years 2003-2011 and sets out the council's vision for development.

ECE Planning

5.5.2. Within the Local Plan, Policy GEN7 relates to the form of new development and states that:

“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.”

5.5.3. Policy GEN7 then goes on to state how development will be granted planning permission provided that it:

- (i) “makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (iv) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (v) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vi) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (vii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.”

5.5.4. As set out previously it is considered that the proposals respond fully to the surroundings and are therefore considered fully compliant with Policy GEN7. This application particularly makes efficient use of land, whilst responding fully to the character of the local area.

5.6. Rustington Neighbourhood Plan 2014-2029

5.6.1. The Rustington Neighbourhood Plan was formally adopted on 11th March 2015 and sets out specific planning policy proposals to cover the requirements and future needs to sustain the Parish.

5.6.2. Policy 2 is about 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.*’

5.6.3. Policy 4 is concerned about ‘sustainable drainage’ and states that ‘*development proposals likely to affect surface water drainage will be supported, provided they are able to demonstrate that they include one or more of the following sustainable drainage design features as appropriate for the ground conditions:*

- i. *Permeable driveways and parking areas;*
- ii. *Water harvesting and storage features;*
- iii. *Green roofs; and*
- iv. *Soakaways.'*

5.6.4. The proposals seek to include two of the above mentioned sustainable drainage design features; soakaways and permeable driveways/parking areas. Surface water will be drained through soakaways in accordance with the building regulations and the parking areas will have permeable finishes.

5.6.5. It is considered that the proposals are fully compliant with those relevant policies as set out in the Rustington Neighbourhood Plan.

5.7. Rustington Village Design Statement

5.7.1. The Rustington Village Design Statement sets out clear and simple guidance for the design of all development in the community, based on local character and knowledge. The proposals have therefore fully considered this document.

5.7.2. The site falls within 'Character Area 5' which is identified as an area '*characterised by large detached houses in private estates*'. The document does not particularly relate to the 'eastern' side of Character Area 5 (in which this application site is located in) but mostly focuses on the 'western' side.

5.7.3. In conclusion, it is considered that the proposals are fully compliant with local and National planning policy and guidance.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

- **Principle of Development**
- **Addressing Reasons for Refusal**
- **Design, Form and Appearance**
- **Access and Parking**
- **Residential Amenity**
- **Trees and Ecology**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The proposed development site represents a previously developed site within the existing built up area boundary (as identified by the Arun Local Plan Policy Map) with good transport connectivity to the local and wider area.

6.2.2. The proposals have full regard for the pillars of sustainability set out in the National Planning Policy Framework and those provisions of paragraph 14 which state that Arun District Council should consider this application under the presumption in favour of sustainable development that is at the heart of the Framework.

6.2.3. The existing dwelling currently sits on a very large site, which is significantly differential to neighbouring plot sizes. Furthermore this proposal maximises the use of a brownfield site to deliver a further 2no. 5-bedroom detached houses as well as retaining the existing large detached house.

6.2.4. Furthermore, and as aforementioned, the principle of development has previously been established on this plot for outline permission of 3 dwellings under reference R/120/03.

6.3. Addressing Reasons for Refusal

6.3.1. With regards to the previously refused scheme (reference R/165/15/PL) as referred to in the Planning History section, the proposals have taken full consideration to the reasons for refusal as detailed below. This section therefore seeks to individually address those reasons:

- 1) The site by virtue of its size and shape, is considered unsuitable to accommodate 4 dwellings and private amenity space satisfactorily without damaging the setting of the heritage asset or the character of the area. The proposal would therefore result in an unduly cramped form of development contrary to policy GEN7 of the Arun District Local Plan, policies DDM1, DSP1 and HERSP1 of the Emerging Local Plan and the National Planning Policy Framework.***

6.3.2. The proposed scheme seeks to accommodate an additional 2 dwellings with large private amenity spaces in the grounds of the existing dwelling, as well as retaining the existing dwelling. Plot 1 is proposed to be positioned 20metres away from the existing dwelling while Plot 2 is proposed to be positioned 19metres away.

6.3.3. To further retain the setting of the existing dwelling and the character of the area, hedgerow and trees will be retained and planted to enclose the dwellings. This includes removing the existing pond and extensive paved area associated with the existing dwelling in order to create a deep planting area with a row of new trees and shrub planting to separate Plot 2 and the existing dwelling.

2) Having regard to the identical design of all of the dwellings and their 3 storey height the proposed development would be out of keeping with the visual amenities and character of the area contrary to policy GEN7 of the Arun District Local Plan and policies DDM1, DSP1 and HERSP1 of the Emerging Local Plan.

6.3.4. The two proposed dwellings are 2 storeys in height and do not consist of an identical design; they are of separate designs of the highest architectural quality. The dwellings have been designed to be sympathetic to each other, the general area and the existing dwelling – this is explained in detail within the Design and Access Statement.

3) The layout and siting of the proposed development would result in loss of important boundary screening and trees of value to the local landscape which are subject to a Tree Preservation Order, in conflict with policies GEN7 and GEN28 of the Arun District Local Plan and policies DDM1, DSP1 and ENV DM4 of the Emerging Local Plan.

6.3.5. The proposals have been designed in order to minimise impacts on the existing trees – this is explained in full detail within the Arboricultural Method Statement and its associated documents.

4) The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of the Council's interim affordable housing policy adopted on 18 August 2010.

6.3.6. This application does not intend to submit an affordable housing contribution following the recent Government Guidance relating to no affordable housing for schemes of 10 dwellings and under; this guidance is contained in the NPPG, Paragraph 031 Reference ID: 23b-031-20160519 as detailed below:

“There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

These circumstances are that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.”

6.3.7. The proposals seek to accommodate an additional 2 dwellings on site with a combined gross internal floorspace area of 682sqm. Therefore, as the proposals do not exceed 1000sqm and are for 2no. new dwellings only, the proposals should not be required to provide an affordable housing contribution in accordance with this guidance and the Written Ministerial Statement.

5) The proposal contains insufficient information in respect of the presence of protected species and mitigation and it is therefore contrary to the National Planning Policy Framework and policy ENV DM3 and ENV DM5 of the Emerging Local Plan.

ECE Planning

- 6.3.8. The Magic Map website has been consulted and a biodiversity checklist accompanies this application, demonstrating that the site does not have protected species on the site. Furthermore, hedgerow will be preserved and replanted where possible and moderate-value trees and those protected through the Tree Preservation Order will be retained.
- 6.3.9. Buildings to be removed are not considered capable of providing habitats for protected species and the pond on site is not considered to provide appropriate habitat for newts.
- 6.3.10. To conclude, it is considered that this proposed scheme addresses all those concerns previously raised by the Council.

6.4. Design, Form and Appearance

- 6.4.1. The designs of the proposed dwellings adopt a very high quality architectural approach and have taken full consideration with regards to the existing house, 'The Spires'. Please see the accompanying Design and Access Statement for more information on the design, form and appearance of the proposals.
- 6.4.2. To conclude, the proposed dwellings will preserve the setting and appearance of the existing dwelling 'The Spires' which is recognised as a non-designated heritage asset in the locality.

6.5. Access and Parking

- 6.5.1. The proposed development is considered to be located in a sustainable area, owing its transport connectivity to Rustington, East Preston, Ferring and the wider area; as well as its close proximity to key local services.
- 6.5.2. The proposals for the two new dwellings will provide a total of 8 car parking spaces (4 car parking spaces each) which also leaves spaces for turning. More cars can be accommodated on site should the need arise, however, this won't be necessary as 4 parking spaces per dwelling is already in line with Arun District Council's parking guidance for new developments.
- 6.5.3. The spaces for turning / extra parking spaces will be located to the north of the property for Plot 1 and to the east of Plot 2. The proposed dwellings will also have double garages which can fit two cars each (please see figures 9 and 13). The proposed garages will also be large enough to accommodate secure cycle storage.
- 6.5.4. Plot 1 will achieve access via Springfield Close from a new vehicular access point which will be located to the west of the existing vehicular access point that currently serves the existing dwelling 'The Spires'.
- 6.5.5. Plot 2 will achieve access from Cross Road via the existing vehicular access in the north-eastern corner of the site. This access will only be altered in the fact that it will have a new proposed access gate.
- 6.5.6. The proposals will not affect the parking situation currently enjoyed by the existing dwelling; and the existing dwelling will continue to use the existing vehicular access point to the south.

6.6. Residential Amenity

- 6.6.1. This section focuses on the effects of the proposed development on the existing neighbouring properties, as well as future occupiers of the proposed development.

ECE Planning

- 6.6.2. The proposed development has been designed with full regard to neighbouring properties. The scale, form and height of the building have responded to the context of the site and the height of the proposed development responding to neighbouring properties.
- 6.6.3. The development has been designed to prevent undue overlooking by retaining the existing trees and hedgerow on site to create thick natural barriers between the dwellings, especially to the north and west of Plots 1 and 2.
- 6.6.4. Plot 1 is located 20m to the west of the existing dwelling and a minimum of 35m (west flank elevation proposed to rear elevation existing) from those properties on Pigeonhouse Lane to the west. The new dwelling would also be 35m south of 5a Springfield Close, to the north.
- 6.6.5. In addition to this, a new hedge will be planted between Plot 1 and the existing dwelling. Plot 1 has also been positioned so that there is a separation from this new hedge and the dwelling, ensuring that there is a large distance from 'The Spires'
- 6.6.6. This significant degree of separation in combination with the retention and enhancement of the mature tree boundaries to the site will ensure the amenities of existing residents to the north and west are respected fully.
- 6.6.7. Plot 2 is located 19m to the north of the existing dwelling and a minimum of 34m (north flank elevation proposed to rear elevations existing) from those properties on Cross Road to the north.
- 6.6.8. This significant degree of separation in combination with the retention and enhancement of the mature tree boundaries to the site will ensure the amenities of existing residents to the north and west are respected fully. Furthermore, the north elevation of Plot 2 has been designed with a sloping extending to the northernmost extent of the dwelling. This results in a low eaves height at its closest point with properties on Cross Road of approximately 3.6m in height. The dormer proposed to this elevation serves a family bathroom and would be obscure glazed to prevent overlooking.
- 6.6.9. The new dwelling would also be a minimum of 26m east of 5a Springfield Close, separated also by a mature tree screening to be retained fully through the proposed development.
- 6.6.10. The new dwelling would be over 60m west of the nearest properties on Angmering Lane, separated again by mature tree screening that would be retained in the majority through the proposed development.
- 6.6.11. It is therefore considered that the proposed Plot 2 will have no adverse impact on the amenities of neighbouring residents to the north, east or west.
- 6.6.12. To the north of the existing dwelling, the pond and an extensive paved area will be removed to create a deep planting area with a row of new trees and shrub planting to separate Plot 2 and the existing dwelling. Furthermore, Plot 2 has been positioned so that there is a separation from the boundary and the dwelling; therefore ensuring there is a larger distance from 'The Spires'.
- 6.6.13. Overall, the proposed development is not considered to result in an overbearing or harmful development but will respect fully the amenities and privacy of occupiers of the existing neighbouring properties and future residents of The Spires itself.
- 6.6.14. In respect of future occupiers, the scheme has been designed to provide for the highest quality living environments with units that meet and exceed space standards. The proposals also provide external amenity space via private gardens.

ECE Planning

- 6.6.15. Overall, the scheme is considered to protect fully the amenities of existing residents adjacent to the site and provide the highest quality living environment for future occupiers.

6.7. Trees

- 6.7.1. The development proposals have been designed in order to minimise impacts on the existing trees, in particular moderate-value trees and those protected through the Tree Preservation Order.
- 6.7.2. An Arboricultural Method Statement and its associated documents have been submitted with this application, explaining in detail how the proposed development has been designed with regards to the existing trees on site.

7. Conclusions

- 7.1. Overall, the proposals for which this Planning Application seeks Full Planning Permission for the retention of the existing dwelling and the erection of 2 detached dwellings within the grounds at The Spires, Springfield Close in East Preston are considered to be consistent with the policy objectives of the National Planning Policy Framework and the Local Development Plan.
- 7.2. The proposed dwellings have been designed sympathetically with the surrounding landscaping and neighbouring properties and seek to create two high quality family dwellings whilst retaining the existing dwelling known as 'The Spires'.
- 7.3. It is considered that adequate measures have been taken with regards to the design of the proposals, in order to preserve the existing moderate-value trees on site and those trees with Tree Preservation Orders.
- 7.4. The proposals are not considered to have any adverse impacts on its surroundings or neighbouring properties. Privacy will be retained through carefully designed architecture and through the retention of (and addition of) trees and hedgerow.
- 7.5. In summary the scheme addresses in full the Council's previous reasons for refusal, resulting in a development of the highest quality that sustains and enhances the character and appearance of the site, within the Willowhayne Estate.