Planning/Design and Access Statement

Demolition of garage and workshops and erection of six no. three bed dwellings, alterations to access, parking and incidental sheds for cycle storage

- at –

Turnpike Motors
The Street
Walberton
West Sussex
BN18 0PG

On behalf of

Mr G R Anscombe

Prepared by

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Contents | Page

1.	Introduction	1
2.	Background	1
3.	The Site and its Surroundings	2
4.	Planning Policy	4
5.	Design & Layout	7
6.	Local Level Requirements	8
7.	Conclusion	10

1. Introduction

1.1 This statement has been prepared on behalf of Mr G R Anscombe to accompany this planning application for the erection of six no. three bed dwellings on the site following the demolition of all existing structures. The new development will comprise a pair of semi-detached dwellings on the frontage of the site and four further dwellings arranged as two pairs of semi-detached dwellings towards the rear of the site.

1.2 Full planning permission has previously been granted on this site in September 2003 under reference WA/45/03 for a similar development but this has since lapsed.

1.3 The application is supported by a Contamination Report and a Bat Survey. A Topographical Survey has been undertaken and is included for information purposes. A Unilateral Undertaking is also enclosed which provides for an affordable housing contribution of £62,070.

2. Background

2.1 The planning history relating to this site indicates that it has been in use as a garage, previously including a petrol filling station, for many years. The applicant has owned the site since 1979 and currently uses the site for vehicle maintenance and repair and MOTs.

2.2 In 1991 planning permission was granted for a new workshop building (WA/24/91). As previously mentioned, in 2003, planning permission was granted for the demolition of garage and workshops and erection of six no. cottages (WA/45/03) and the associated conservation area consent was granted for the demolition works (WA/46/03/CA).

2.3 Due to various personal reasons, the previous permission was not implemented. This application therefore effectively seeks to renew this permission and this application seeks to demonstrate that it remains compliant with the Arun District Local Plan 2003 under which the first application would have been considered.

ARUN DISTRICT COUNCIL WA/21/14/PL

3. The Site and its Surroundings

3.1 The site is located on the southern side of The Street in the centre of the village of Walberton. The frontage of the site comprises a open forecourt which formerly accommodated the petrol pumps when it was a filling station. A small section of flint walls remains in the centre of the frontage which now forms a planting bed around the original price board. To the rear of the forecourt is a single storey brick and tile building which serves as the office and reception area.

3.2 Located on the south-western side of the single storey building is a large workshop building constructed of breeze block with a brick front elevation. A further workshop building is located to the south-west of that building, adjacent to the boundary which is constructed in profile steel sheeting again with a brick front elevation. To the rear of this building, close to the southern boundary is a Nissan-style building. The remainder of the area is used for parking and outside storage and is somewhat overgrown.

3.3 On the western side of the garage forecourt lies the Baptist Church which is of typical chapel vernacular. To the west of this building and also sharing a boundary to the application site is a traditional flint barn with a single storey outshot projecting forward to the edge of the public highway. Beyond this lies Lansdown House, a substantial Victorian villa.

3.4 To the east of the application site lies Grasmere Cottage, a modern brick built dwelling with a slate tile roof. Its curtilage extends the full depth of the application site. Adjoining this property, and more characteristic of this part of The Street lies Victorian terraced and semi-detached properties. The character of the southern side of The Street is therefore principally residential comprising small cottages on small plots. The exception is Bookers Yard which is a mixed development of commercial and residential units which are set back from The Street frontage.

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3.5 The northern side of The Street is similarly residential in character however the properties are typically larger, detached and more spacious in their settings. Flint walls are characteristic of the frontages to the majority of properties and, due to the proximity of the buildings to the road, there is little planting of any significance.

3.6 To the south of the application site lies a more modern residential estate. An access drive serving a garage court is located immediately adjacent to the southern boundary of the application site.

3.7 The village of Walberton is a sustainable location served by small local shops, a pub, school and bus links through the village.

4. Planning Policy

4.1 Government Planning Policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the framework is the presumption in favour of development which should be seen as a golden thread running through both plan making and decision taking (paragraph 14). 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 impact of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the framework taken as a whole or specific policies in the framework indicate development should be resisted.

4.2 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 51 states that local planning authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

4.3 Section 12 of the NPPF deals with conserving and enhancing the historic environment and Paragraph 131 states, amongst other matters, that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It goes on to state, in Paragraph 132, that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. More detailed advice is contained within the recently published National Planning Policy Guidance.

4.4 The current Local Development Plan comprises the saved policies of the Arun District Local Plan 2003. The application site is located within the defined built up area of Walberton as identified on the proposals map. There are a number of policies which relate to new development within built up area boundaries however our particular relevance is saved policy GEN7 which deals with the form of new development and sets out specific criteria for the consideration of new development.

4.5 Criterion (i) seeks to ensure that development makes efficient use of land or buildings and the proposal is compliant with this criterion as it seeks to provide six much needed new dwellings in place of the existing unneighbourly use. The number of dwellings and the layout of the site seeks to make the most efficient use of the site

whilst having regard to the pattern of development in the locality and maintaining adequate parking and amenity spaces for each dwellings.

4.6 Criterion (ii) requires development to respond 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 respect and enhance local distinctiveness. The proposal complies with this criterion by providing a development which is more in-keeping with its location in the village and results in a scale and form of development characteristic with this part of The Street. It also respects the needs of future occupiers in terms of layout, amenity space and the amenities of adjoining residents.

4.7 Criterion (iii) requires development to provide sustainable development and this proposal meets this criterion by being located within a built up area and accessible to local services.

4.8 Criterion (iv) seeks to protect the amenities of adjoining occupiers. This is dealt with in detail elsewhere in this report and demonstrates that the new dwellings can be accommodated on the site without any loss of amenities to the occupiers of adjoining property, furthermore the development will result in an improvement to the amenities of adjoining residents by improving the overall appearance of the site and the loss of a B2 general industrial use which has the potential to cause harm.

4.9 Criterion (v) seeks to ensure that development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property. The application site is located within an established residential area and therefore there are no existing uses which would impact on the residential use of this site. On the contrary, the situation will be improved for adjoining residential occupiers with the removal of a B2 use.

4.10 Criterion (vi) deals with the retention of open or wooded areas. The application site is a brown field site containing built development and therefore does not comprise an open or wooded area.

4.11 Criterion (vii) seeks to ensure that development allows for the safe movement of pedestrians and vehicles. The application proposal retains a single point of access and replaces the garage and workshop vehicular movements with residential movements. There is good visibility at the access point across the pavement and the low flint wall (less than 0.6m) which forms the frontage to the adjoining chapel. The access will provide a shared surface for pedestrians and vehicles.

4.12 The local planning authority has recently adopted for development control purposes Internal and External Space Standards in the design section of the emerging Local Plan. The development has been revised from the previously approved scheme and is now in accordance with the internal space standards for a three bedroom dwelling. The external space has also been reconfigured to ensure that each dwelling has a minimum of 10m rear garden. Whilst the overall external space is not achieved on every plot, it is noted that the guide calls for flexibility in some circumstances and it is submitted that a village centre location where the plots sizes are in keeping with the character of the area is one such circumstance.

4.13 It is therefore concluded that the application accords with Policy GEN7 and its attendant criteria as well as policy Area 2 and the emerging space standards in the Local Plan. Furthermore, when assessed against the NPPF, it is considered a sustainable form of development and that any adverse impacts of permitting the development are not of sufficient harm to outweigh the benefits of bringing forward housing on this site.

Heritage Considerations

4.14 As the site is located within a conservation area, policy Area 2 is also of relevance as well as the duty to preserve or enhance the character or appearance of a conservation area or its setting.

4.15 The supplementary planning guidance on conservation areas identifies the site being within the Walberton Village Conservation Area. It describes it as an attractive village with a very distinct centre where there are impressive individual buildings and groups, of a mixture of age and type and it is further enhanced by attractive boundary walling (including long sections in flint) and hedges.

4.16 It is submitted that the existing buildings on the site do not make a positive contribution to the character of the conservation area and conservation consent has previously been granted for their demolition. The redevelopment of the site has the opportunity to bring positive benefits including attractively designed cottage style dwellings, new flint walling to the frontage of the site and soft landscaping all of which will represent an enhancement to the character of the area.

5. Design and Layout

5.1 The layout of the site has been designed with a pair of semi-detached cottages on the frontage of the site with two pairs of semi-detached dwellings located towards the rear beyond a central parking area.

5.2 Plots 1 & 2 have been positioned on the frontage roughly in line with the adjoining property 'Grasmere Cottage'. The street scene elevation indicates that the ridge height is slightly lower than the Victorian cottages to the east (1 & 2 Park View) and comparable with the buildings to the west. It is slightly higher than 'Grasmere Cottage' which is a modern dwelling with an untypically shallow pitch. The overall height of the main part of the building is 7.8m. The ridge height of the rear projection is 6.8m.

5.3 The eaves level on the front elevation is proposed to be at the middle of the first floor windows at a height of approximately 4.2m whilst on the rear projection the eaves will be approximately 4.9m high.

5.4 Each property will have a living room, WC and kitchen/dining room at ground floor level with three bedrooms and a bathroom at first floor level. Storage space will be available within the roof space.

5.5 Each property has a private rear amenity space comprising patio and turfed lawn along with a timber garden shed for cycle storage and hardstanding for refuse and recycling bins. Plots 1 & 2 both have side access so that refuse bins can be brought to the roadside for collection. Both plots have a minimum of 10m long gardens measured from the rear face of the two-storey outshot. A 1.8m close-boarded fence will enclose the rear gardens reducing to 1.2m along the side elevation to plot 2.

Two of the parking spaces located beyond the rear fence will be allocated to these two frontage properties.

5.6 The properties have been designed in a cottage style with the front elevations finished in flint with brickwork quoin detailing. The rear and side elevations will all be constructed in stock brickwork. The roof is proposed to be finished with natural slate and a clay ridge tile. A low flint wall will be provided along the frontage of the site.

5.7 Plots 3 to 6 will be located towards the rear of the site and will be of the same scale, design and appearance to plots 1 & 2. The rear gardens will be a minimum of 10m deep and a distance of at least 23.5m will be maintained to the rear elevations of the properties to the south.

5.8 As with plots 1 & 2, each property will have a garden shed for cycle storage and a hardstanding area for bin storage. Rear access is available for bins to be taken to the roadside for collection. One parking space will be allocated to each dwelling leaving an additional 6 spaces for residents and visitors.

6. Local Level Requirements

Affordable housing

6.1 The Council's affordable housing policy requires the payment of a financial contribution on all new housing developments. This application is accompanied by a signed legal agreement for the payment of £62,070 upon commencement of development.

Biodiversity

6.2 The application is accompanied by a completed Biodiversity checklist. It was considered that one of the buildings, which has a slate roof could be suitable for bats. A preliminary bat survey has been commissioned which concludes that there was no evidence seen during the survey to suggest that further investigations would be required and there was no evidence to suggest that the proposed demolition would destroy a bat roost or affect local bat ecology.

6.3 As the site contains a number of existing buildings and hardstanding It is not considered that the proposed development will impact on any other nature conservation interests. Furthermore, there are no habitat designations close to the application site.

Land Contamination

6.4 The application is accompanied by a contamination report which incorporates the findings of a desktop and walkover study. It includes a conceptual site model and risk assessment and sets out the further site investigations which will be required to identify the specific remediation measures which will be required.

Economic Development

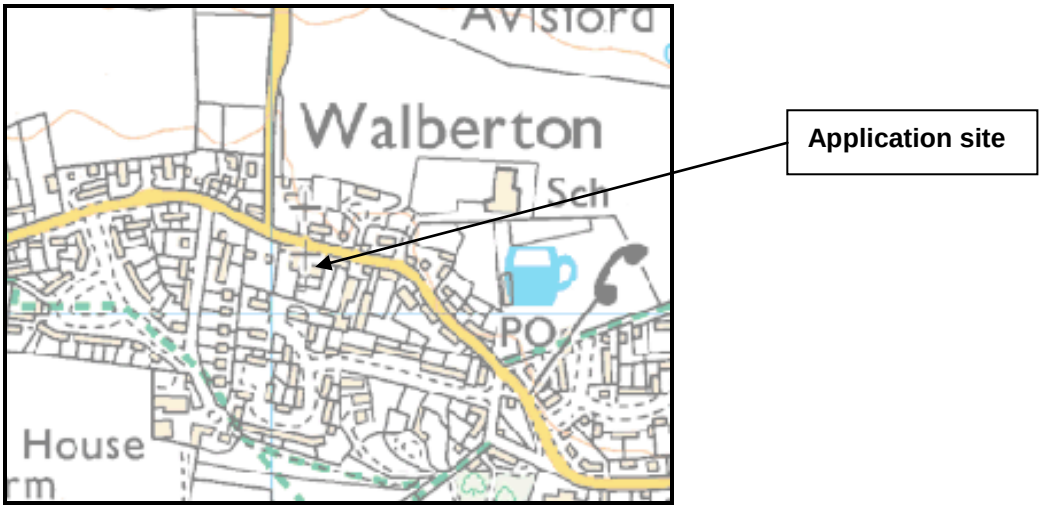
6.5 The applicant will ultimately retire and the business will close. This will leave B2 site which could be used for general industrial use and has the potential to cause significant harm to the amenities of adjoining residential properties. It is not a use that is appropriate to this residential area and prominently located in the Conservation Area.

6.6 Whilst the redevelopment of the site will result in the loss of an employment site, there are no saved policies in the current local plan which afford such uses protection. Furthermore, the previous planning permission was granted in 2003 when the current local plan was in use and therefore the policy framework remains unchanged.

6.7 It is also worth noting that the NPPF favours residential use over B type uses where there is identified need for additional housing in the area as is the case in Arun district. On balance therefore it is submitted that the benefits of residential redevelopment to providing housing in a sustainable location, eliminating an unneighbourly use, securing remedial measures to existing contamination and enhancement of the Conservation Area outweigh the loss of an employment site.

Flood Risk

6.8 The site is not located in an area at risk from flooding.



Foul and Surface Water Drainage

6.9 It is proposed to connect the development to the main foul sewer network. In terms of surface water drainage, it is anticipated that soakaways will be used on site.

Bin Storage and Collection Provision

6.10 All the proposed properties have sufficient space within the individual residential curtilages for refuse and recycling bins. The bins will be taken by the individual occupiers to the roadside for the Council collection.

7. Conclusion

7.1 Planning permission was previously granted on this site for a similar form and layout of development in 2003. This application seeks to effectively renew that permission but the scheme has been reassessed and amended to accord with current and emerging standards particularly in relation to internal and external space standards.

7.2 Whilst the proposal will result in the loss of a business use, the use is one which is unneighbourly and takes place within buildings which do not make a positive contribution to the character of the Conservation Area. On the contrary, the redevelopment of the site will bring forward much needed housing in a sustainable location and result in a form of development which is more in keeping with the

character of the locality and an enhancement the appearance of the Conservation Area.

7.3 It is therefore submitted that the proposal is development plan compliant and accords with emerging policy and the overall Government advice in the NPPF.

ARUN DISTRICT COUNCIL WA/21/14/PL