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Field House
The Haven
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West Sussex
RH14 9BE



DESIGN & ACCESS STATEMENT

***Single Three Bedroom Dwelling to include Single Storey Link-Detached Extension:
Site @ Church Farm Bungalows, Binsted Lane, Binsted, Walberton, West Sussex
BN18 0LN***

Description of Locality & Proposition

The site is located in a rural yet established residential area of a varied mix of housing in an area generally of rural character. Day to day shopping is found locally in Walberton village which is well served by public transport with a regular bus service.

The site *once comprised* of former and partly-demolished pair of semi-detached chalet bungalows with separate 'outside' single storey utility and WC's, off-street parking via a private access driveway serving just this site and one adjacent property. *The part-demolished properties are being replaced by a single three-bedroom residential unit - approved by WA/74/17/PL - Although outside the built-up boundary the site and the subsequent continuation of a residential use is since established and further by Certificate of Lawfulness - Appeal WA/8/15/CLE.*

The original properties (*now demolished*) were generally constructed to a poor standard & vacant for some years while a *prior owner* attempted a gain in planning permission. Gaps over the years between applications were because of *prior-land owner* reasons.

Social/Economic & Planning Context

There was an implemented permission for the demolition of the existing property and an outline application to replace two dwellings approved conditionally under WA/44/99 06-08-1999. Thereafter a certificate of lawfulness by Appeal WA/8/15/CLE 15-02-2016 confirmed that any such residential use was never abandoned and on this basis replacement of the dwellings *was found acceptable by WA/109/16/Pl & WA/74/17/PL.*

Policy/s PPS1 & PPS3 actively encourage the redevelopment of redundant sites in accessible areas to provide new homes meeting the needs and demands of the community. The Local Plan encourages the provision of new housing on brownfield sites which is the case here and the draft national planning framework states that at the heart of the planning system is a presumption in favour of sustainable development.

The 'regional spatial strategy for the southeast' encourages a reuse of urban sites for new housing.

Over/2

Involvement of Local Interest

Prior approved planning applications met with little or no opposition. The scheme now for a single-storey extension is not seen as bulky or intense and by virtue of its size, scale or height and, being of sympathetic design is not considered incongruous with other houses in the locality.

Design Principles

The design principle is established by two approved prior applications where both Planning Policies and Government Advice support the effective and efficient use of land. Policy GEN7(ii) requires new developments to respond actively and respect local characteristics. Such compliance will be seen by granting permission in this instance.

The *overall* elevation treatment is designed in appearance to that of a traditional barn-style structure, sitting on a fair-faced brick plinth with light-stained feather-edge natural timber weather boards over the external walls and a clay-effect tiled roof covering there over. This takes the form of a smaller domestic scale, moreso when using sloping dormer roofs mimicking those seen on the all be it thatched-roofed adjacent property. There is also a traditionally-built working chimney to accord with what remains on site today. The scheme is a traditionally-materialled home with a lowered and gently pitched natural clay-effect roof to concur with pre-app advice sought 06/10/16 Ref: PAA/180/16.

The *overall scheme* has an internal ground floor area of 95.1M2 excluding a glazed porch area and chimney recess. The first floor area is measured with ceiling heights above 1.5M as 80.9M2. The proposal accords with policy DDM2 which sets out minimum internal space standards to meet the needs of occupants although in this instance, exceeds that of 79M2 internal floor area & room sizing to suit a three-bedroom dwelling. *This application includes an additional floor area of 20.1M2 over what is prior-approved.*

Layout

The single house sits predominately where two chalet bungalows *once stood* and 'fronts' Binsted Lane with private off-street parking in excess of two spaces along with a rural-style landscape surrounding the property compliant with Policy DDM3. The site is generally level with an east-west orientation together with a smaller amenity area historically used for vegetable growing east of the private access driveway.

Off-street parking is provided for a minimum of two vehicles by a *detached carport & covered cycle store* to support national sustainable transport policies. There is further vehicle parking and a hardstand-turning area in front thereof - *Refer to Landscape 03* -

Appearance & Evaluation

The scheme proposed delivers a type of housing for which there is a demand in the area. The layout is carefully thought out to reflect and respect the character seen within the surrounding area. At the same time it has been designed to provide a high standard of living accommodation and will not harm the living conditions of other local residents.

Over/3

Scale

The scale and massing of the proposal is compliant with Policy GEN7 and accords too with other property in the locality.

Access - Highways & Parking

Both vehicular and pedestrian access exist, currently serving an adjacent residential dwelling known as The Glebe House *with varying outhouses* and two former chalet bungalows. *Replacing the now-demolished property by a single dwelling with single-storey link detached extension* will not intensify the use where the private driveway intercepts the highway.

If required - reference too should be drawn from the contents of the WSCC Strategic Planning Consultation sought 18/11/16 - Reference PRE/266/16 copy/s of which formed part of a *now-approved prior application* together with drawing number 2088-02 that demonstrated 'visibility splays' along Binsted Lane.

The dwelling proposed has cycle racks within either a garden store or the car port to provide a minimum of two cycles in support of local & national sustainable transport policies.

Flood Risk Assessment

The site is classed as not being located within an area at risk to flooding and the proposal should not increase the risk of flooding in the area. A further submission will demonstrate a proposed Surface Water - SUDS and soak away design post appropriate groundwater monitoring undertaken over the coming winter months.

Refuse and Waste

The prior-approved dwelling has ample space for the storage of refuse and recycling waste sited within the amenity space/s where easy pedestrian access is provided. In addition a 'weekly' collection point might be provided fronting the site as with some but not all local property. The precise location of which is flexible.

Landscaping

This is a matter mindful of Policy/s DDM3 - GEN7 for off-street parking and minimum rear garden amenity space requirements. The site offers in excess of a garden depth of 10M and an area of 102M² and more than comfortably complies requirements.

Soft & Hard landscape Condition 5 since approved and discharged by WA/6/18/DOC following planning Consent WA/74/17/PL.

Biodiversity & Ecology

There are no trees nor soft landscape or hedgerows that exist on the site of particular significance. However, the site is generally well screened from Binsted Lane and there is a present mixed hedge-line formed by Cypress fir and privet which although being reduced in height is retained as a suitable habitat for nesting birds.

A Biodiversity & Survey report was not initially seen as applicable but noting comments from Pre-App Advice PAA/180/16 dated 7/11/16 was undertaken. A report by GPM Ecology of Haslemere, Surrey dated 19/12/2016 is since approved as was an update 04/12/17 + Condition 5 discharge WA/6/18/DOC following approval WA/74/17/PL and the recommendations therein form part of this application.

Accordingly there remain no Biodiversity & Ecology issues in respect of this site - all since being either approved or discharged.

Refer to Condition 5 since discharged as WA/6/18/DOC following planning Consent WA/74/17/PL

Contributions Payable

The proposal is for less than ten units therefore an S106 or otherwise agreement by way of a Community Infrastructure Levy is not applicable.

Conclusion

The proposal is carefully evaluated against both the relevant adopted and emerging Policies and accords with those requirements. *The overall site is of more than adequate size to accommodate the replacement of two now-demolished chalet bungalows by an already-approved proposal of a single three-bedroom dwelling and is one where the writer trusts ADC Local Planning Authority will look favourably with a recommendation to approve this particular application of what is seen as a simple minor-addition.*

19/12/16 - To include update shown by *ITALICS* 28/03/18 -

S. J. Arch