

PLANNING SUPPORT STATEMENT

In relation to:

‘The extension of the existing dwelling so as to create a new two-storey, 3-bedroom attached dwelling adjacent to existing No. 48’.

**Land at No. 48 The Meadows, Walberton,
Near Arundel, West Sussex, BN18 0PB**

March 2018

PLANNING STATEMENT

Land at 48 The Meadows, Walberton, Near Arundel, West Sussex, BN18 0PB

I. INTRODUCTION

- 1.1 On behalf of the applicant, Mrs. Henderson, we submit this planning application for the erection of 1 no. two-storey attached dwelling, positioned to the east side of No. 48 The Meadows, Walberton.
- 1.2 This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policies and all other material planning considerations.
- 1.3 This statement should be read in conjunction with the accompanying package of drawings, which have been prepared by Fuller Associates on behalf of the applicant.

2. SITE CONTEXT

- 2.1 No. 48 is a two storey, three-bedroom end of terrace property, positioned at the end of a residential cul-de-sac. The property adjoins The Meadows road to the north side. It comprises brick walls and a tiled roof, with gable end.



Fig 1. The proposed site, with communal access and garages adjacent to east

- 2.2 There is a row of single storey, single garages to the east of the site. One of these garages belongs to the applicant. The proposal would be positioned between the existing house and these garages.
- 2.3 The entire application site, as depicted by the red lined area on **Fig 2** is 340m².



Fig 2. Aerial map; showing the site and its surroundings (courtesy of Google Maps)

- 2.4 The Meadows is a 1970's cul-de-sac development comprising a mixture of detached, semi-detached and terraced predominantly 2-storey houses, although there are some bungalows
- 2.5 In terms of the sites designation in relation to Local Plan policy, the application site is set within the defined built-up area boundary. To our knowledge, no other restrictions relate to this site.



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3. PLANNING HISTORY

- 3.1 According to the Council's online planning register, the application site has no relevant, recent planning history.





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4. PLANNING PROPOSAL

- 4.1 The proposal seeks planning permission for the erection of an attached three-bedroom dwelling attached to the east side of No. 48 The Meadows, which would effectively extend the existing row of terraced properties from 4 to 5 properties.
- 4.2 As detailed below at **Fig 3** and **4**, the proposal would involve no other significant alterations or extensions to the existing property.

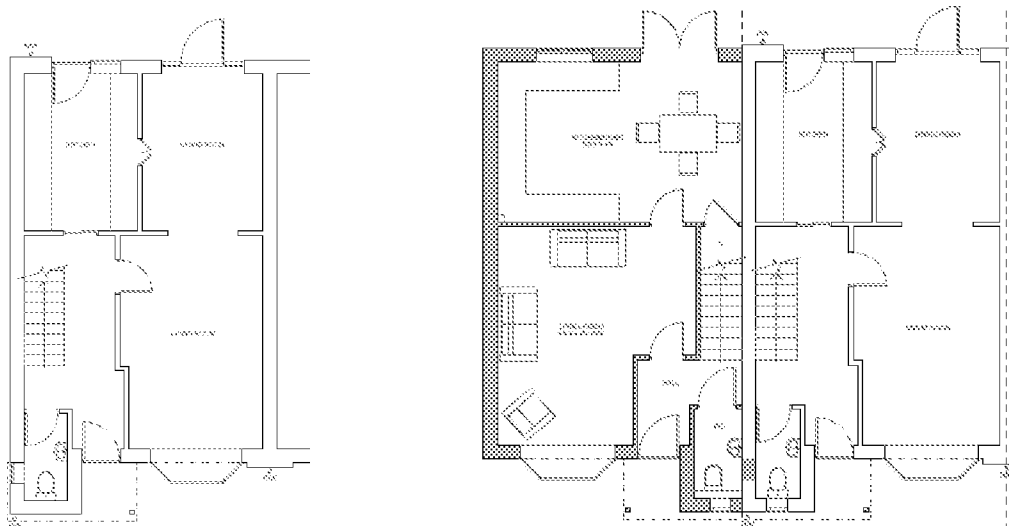


Fig 3. Existing and Proposed Ground Floor Plans

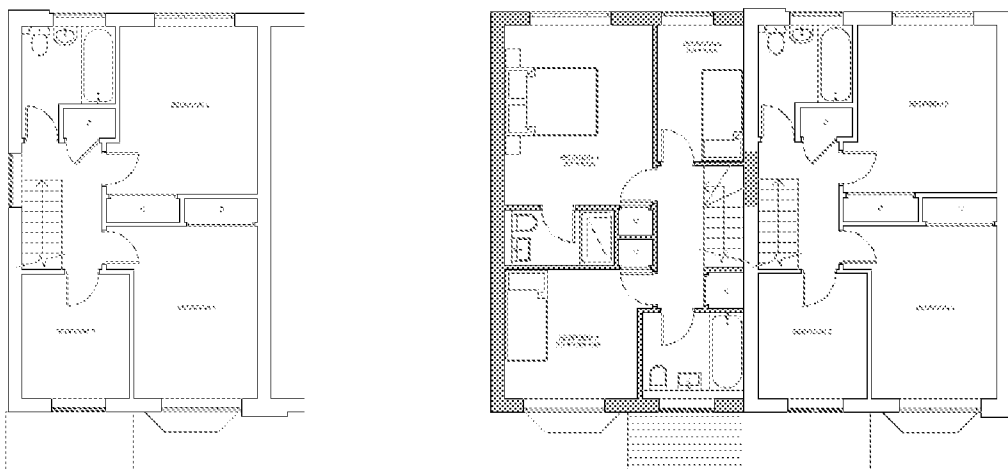


Fig 4. Existing and Proposed First Floor Plans

- 4.3 The resultant building would be subdivided into 2 No. three bedroom properties.
- 4.4 No. 48 would remain as existing; comprising a kitchen, dining room, living room and w.c. at ground floor level and 3 No. bedrooms and a bathroom above.
- 4.5 The proposed dwelling would comprise an open plan kitchen/ dining area, living room and w.c. at ground floor level and 3 no. bedrooms (one with en-suite) and a family bathroom above.
- 4.6 There would be minor changes to the existing fenestration details, including the addition of a small ground floor window to the front elevation of the existing dwelling.
- 4.7 In terms of materials, the main walls of the proposed dwelling would comprise facing brick in stretcher bond to match the existing dwelling. The roof would be plain clay tiles, whilst the windows, doors, rainwater and joinery would be UPVC – all to match that existing. Our client would be happy for this to be conditioned accordingly.
- 4.8 A greenhouse will be removed from the existing garden area in order to facilitate the development, and a new dividing fence erected to the rear garden. Each property would benefit from private amenity space in the form of a rear garden area. There would be a shed to provide cycle storage in each garden. Bin storage would be provided on site, as detailed on the submitted plans.
- 4.9 Vehicular and pedestrian access will remain unchanged as part of the proposed development. In terms of car parking, the existing dwelling would be served by the retained existing garage and space in front (2 spaces in total), whilst the proposed house would be served by the hardstanding area in front of the new dwelling.

5. PLANNING POLICY CONTEXT

a. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.1 The NPPF was published on 27th March 2012, and at that time the policies in the Framework came into use, with immediate effect. This guidance is now the most-up-to-date Government Guidance and replaces all planning policy statements/guidance that were previously in place.
- 5.2 The focus of the new NPPF is achieving sustainable development, the definition of which is summarised in paragraph 6 as being the whole of paragraph's 18-219 of the Framework. Paragraph 7 goes further as it specifies that there are three dimensions to sustainable development: economic, social and environmental. Under the Social role it states that *"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being"*.
- 5.3 Under paragraph 11, the NPPF confirms that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan.
- 5.4 Paragraph 14 is an important element of the NPPF. It 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"*. It details that objectively assessed needs, such as housing, have to be met unless *"any adverse impact of doing so would significantly and demonstrably outweigh the benefits."* This is assessed against all the policies of the NPPF, as a whole, or specific policies relating to SSSI,

Green Belt, Local Green Space, AONB, Heritage Coast, National Park, designated heritage assets, flood risk locations and coastal erosion. It also states that decision makers should be *"approving development proposals that accord with the development plan without delay"*.

- 5.5 The NPPF advises that a set of 12 core land-use planning principles should underpin both plan-making and decision-taking, and these principles are listed under paragraph 17. Although the NPPF omits the wording that was present in the draft which referred to the default position of "yes" to applications for sustainable development, it does retain the significant change that requires a response to market signals. Each of the bullet points are important, but of particular note is no. 4, where it states the need to *"always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"* and no. 5, where it details that account should be had of the character of different areas. No. 8 seeks to *"encourage the effective use of land for reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value"*. Finally, no. 11 requires development to be focused *"in locations which are or can be sustainable."*
- 5.6 Section 6 of the NPPF is entitled 'Delivering a wide choice of high quality homes'. It seeks to *"boost, significantly"* the supply of housing, whilst placing more reliance on windfall sites as a source of housing supply. Realistic historic windfall delivery rates and expected future trends are legitimate sources of supply. Paragraph 49 states *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites"*.
- 5.7 Section 7 discusses the need for good design. Under paragraph 58 the NPPF provides what appears to be a clearer and more robust approach to design than in PPS1 paragraph 33 – 39. At point 4, this guidance notes the importance of

responding to local character and history and the need to reflect the identity of local surroundings and materials, whilst ensuring appropriate innovation is neither prevented nor discouraged. Further, at point 6, developments should be *‘visually attractive as a result of good architecture and appropriate landscaping’*.

- 5.8 The NPPF wishes to avoid unnecessary prescription or detail (paragraph 59), whilst the key criteria of scale, density, massing, height, landscape, layout, materials, access, relationship to neighbouring buildings and relation to the local area more generally remain. Paragraph 58 expands on this by stating that developments should: *“function well and add to the overall quality of the area... 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... 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 the 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”*.
- 5.9 In addition, the NPPF notes that *“although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”*.
- 5.10 Finally, the crucial caveat of PPS1 paragraph 35 remains within the NPPF. That is that good design goes far beyond aesthetic considerations, with paragraph 61 specifically referring to *“integration of new development into the natural and historic environment.”*

5.11 Planning Practice Guidance (Mar 2014) and the Technical Housing Standards: Nationally Described Space Standard (Mar 2015) are also relevant National level planning guidance documents.

b. LOCAL PLANNING POLICY

(i) The Arun District Local Plan, 2003

5.12 This document continues to be the most relevant local planning policy document.

5.13 The site is within the defined built-up area boundary for Walberton. It is located outside of the nearby Conservation Area (as depicted by a dotted blue line on **Fig 5** below).

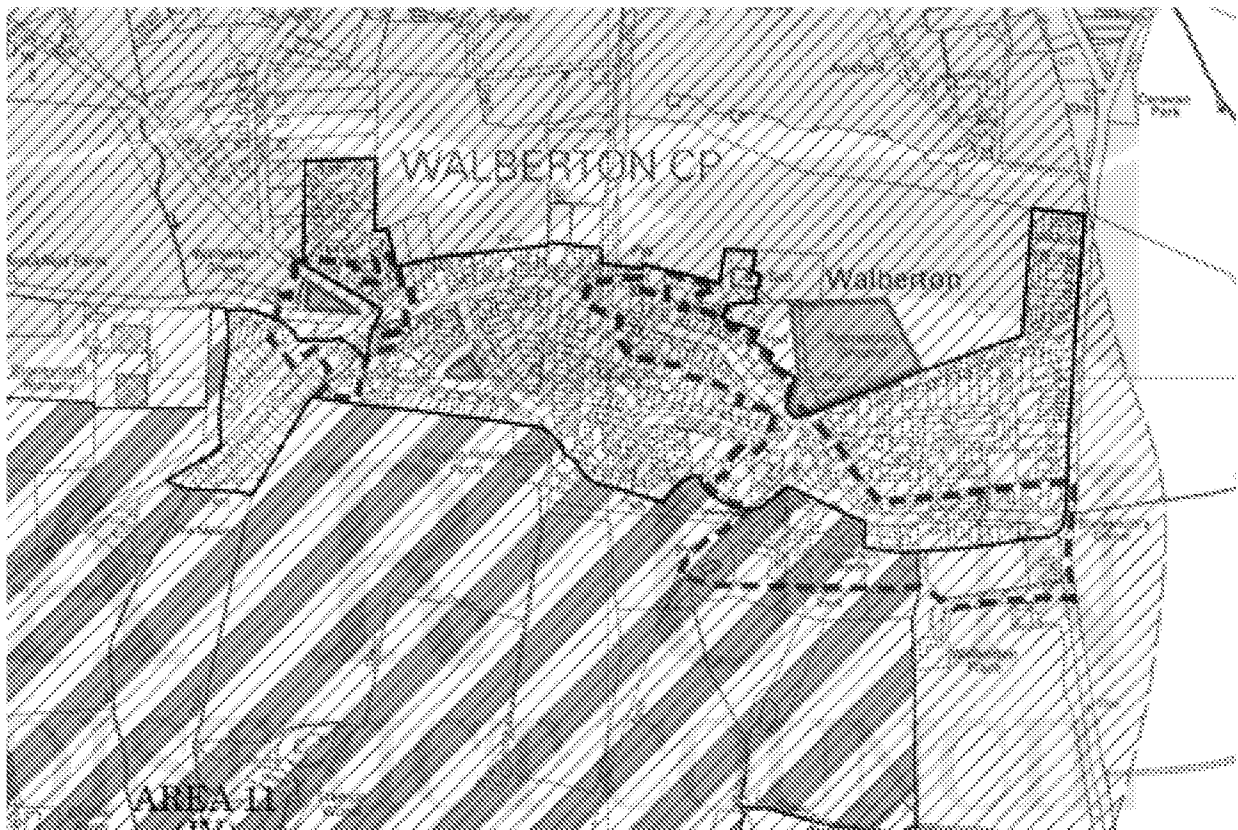


Fig 5. Extract from Arun District Local Plan (Inset G: Walberton)

5.14 Saved **Policy GEN2** relates to the Built-up Area Boundary, where the development

or redevelopment will be permitted, subject to other policies in the plan.

- 5.15 Saved **Policy GEN7** is a general policy that relates to The Form of New Development and states that "*planning permission will only be granted for schemes displaying high quality design and layout*". Developments are considered in relation to a number of criteria.
- 5.16 Saved **Policy DEV19** relates to extensions to existing residential buildings and as such is of some relevance to this proposal. It states that planning permission will be granted for extensions to existing residential building, provided that:
- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
 - (ii) the extension is visually subservient to the main building
 - (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
 - (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
 - (v) the extension does not compromise the established spatial character and pattern of the street.
- 5.17 Saved **Policy GEN9** relates to Foul and Surface Water Drainage, whilst saved **Policy GEN12** relates to Parking in new development.
- (ii) Supplementary Planning Guidance
- 5.18 The following Supplementary Planning Guidance is considered of relevance to this proposal:-
- Parking Standards - October 2000

(iii) Emerging Local Plan

- 5.19 The Arun District Local Plan 2011-2031 was submitted on 30th January 2015 for independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Local Plan sets out a vision for the future of Arun District up to 2031. The Local Plan Examination-in-Public was formally suspended by the Planning Inspector in February 2016 following a Procedural Meeting and initial Hearing sessions. The suspension was granted to enable the Council to undertake further work and produce proposed modifications to the Local Plan in response to a range of observations and concerns identified by the Planning Inspector.
- 5.20 More recently the Council consulted on proposed modifications to the Plan prior to the Local Plan undergoing further examination in public by a new Inspector. The modifications proposed constitute both 'minor' grammatical, and non-material changes to the Plan, and 'main' substantive material changes to the contents of the Plan. A number of new evidence base studies have been produced and these studies have been produced to inform and support the proposed modifications to the Local Plan. It appears that the most significant modifications required to the Plan relate to the need for a substantial uplift to the housing requirements for the District. The latest evidence produced by GL Hearn (applying the approach endorsed by the Inspector through existing Hearings and interim conclusions) utilising the 2014 Sub-National Population Projections and associated Housing Projections indicates that OAHN equates to 919 dwellings per annum, or 18,380 dwellings over the Plan period 2011 – 2031. This is significantly higher than the OAHN in the Submitted Local Plan (580 dwellings per annum) or the OAHN figure recommended by the Local Plan Inspector (845 dwellings per annum) in February 2016 following the OAHN Hearing.
- 5.21 The Council has proposed substantive modifications to chapter 12 of the Local Plan 'Housing Delivery' to reflect 'testing' of spatial options, Sustainability

Appraisal, other evidence, and the substantial increase in OAHN for the District. These changes can be summarised as follows:

- Chapter largely re-written;
- Updated references;
- New policies HSP1 and HSP2;
- New policies HSP3 - HSP5 relating to site allocations;
- Revised affordable housing mix HSP2.

Through the proposed modifications, Arun District Council is planning to meet an updated housing requirement. The proposed modifications to the Local Plan respond to the latest evidence, which indicates an OAHN equating to 919 dwellings per annum.

5.22 The subsequent hearing sessions into the examination of the Arun Local Plan ended on 28th September 2017. The Inspector will now consider what he heard at the hearings alongside the representations and other evidence. He will in due course write to the LPA setting out any significant issues arising from the hearings and examination so far. In parallel, and without prejudice to his findings on the soundness of the Local Plan, he has asked the LPA to prepare a composite Schedule of Proposed Main Modifications for him to consider in due course.

5.23 Given that the Inspectors final report, which will contain his findings on the soundness of the Local Plan are awaited, we consider that only limited weight can be attributed to this emerging Local Plan at this time.

5.24 Notwithstanding the above, the following policies of the emerging Arun Local Plan are considered relevant to this revised application:

- **Policy D DM1** relates to Aspects of form and design quality. This policy notes that when considering any application for development the Council will have regard to a number of aspects.

(iii) Neighbourhood Plan

- 5.25 Arun District Council formally 'made' the Walberton Neighbourhood Plan on 1st February 2017.
- 5.26 The majority of the policies within the NP are of a general nature and do not directly relate to the proposal.
- 5.27 **Policies HP1** (Spatial Plan of the Parish), **HP9** (Housing Mix), **HP10** (Affordable Housing) and **HP1** (Housing Density) are considered to be of some relevance.
- 5.28 **Policy HP13** relates to design matters, and states that *“new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points”*.

6. PLANNING ASSESSMENT

(i) Principle of Development

- 6.1 The application site is located within the defined built-up area boundary for Walberton, where the principle of new development is accepted subject to other policies in the plan. Government Planning Policy supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and its local area in terms of scale, density, layout and access.
- 6.2 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Specifically, Section 70(2) of the Town and Country Planning Act 1990 states: *"In dealing with such an application the authority shall have regard to:*
- a) The provisions of the development plan, so far as material to application,*
 - b) Any local finance considerations, so far as material to the application,*
 - and,*
 - c) Any other material considerations."*
- 6.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: *"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 6.4 Using this as the starting point, the development plan in Arun District consists of the saved Policies in the Arun District Local Plan (2003), together with the Walberton Neighbourhood Plan (2017). In the event of conflicts between policies in these plans it is the most recent policy which takes precedence. The National Planning Policy Framework (NPPF), which was issued in March 2012, is a material

consideration which shall be afforded significant weight. Paragraph 14 of the NPPF states: "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."

6.5 As such, if a planning application accords with the policies in the development plan then it should be approved provided there are no other material considerations that would indicate otherwise. As the site falls within the built-up area of Walberton as defined in the Arun District Local Plan, the principle of infill and other housing development accords with saved **Policy GEN2**.

6.6 Further, this Council cannot currently demonstrate a five-year housing land supply for the District. This is a material consideration, which in our view should be given significant weight.

6.7 The proposed development involves making an efficient and effective use of an underused site, which is situated within the built-up area boundary of Walberton, to provide a high-quality housing unit in a sensitive manner in keeping with the local neighbourhood.

- 6.8 Considering the Council cannot demonstrate a five-year supply of housing land, and that the proposal involves providing sustainable development on an underused site within the built-up area boundary of Walberton; the scheme clearly represents an excellent opportunity for the Council.
- 6.9 It is considered that the net increase of a single dwelling house will make a modest yet valuable contribution to the Council's current housing shortfall. This is a significant material consideration that **weighs in favour of the proposed development**. Development of deliverable and suitable land such as the application site, which lies within the built-up area, will reduce the pressure to release unallocated, Greenfield sites for housing.

(ii) Design & Character of the Area

- 6.10 The site is not located within an area that is designated for its townscape character. It is acknowledged that Walberton Conservation area lies to the north and east of the site, but in our view the modest sized proposal would not have any impact upon the character or appearance of this designated area. Paragraph 56 of the NPPF states that *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people"*, whilst at paragraph 57 it states that *"it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."*
- 6.11 Paragraph 60 of the NPPF states that *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."*

- 6.12 Saved Policy **GEN7** (The Form of New Development) of the ADLP seeks to promote a high standard of design, construction and layout in new buildings, alterations and extensions. Development proposals are expected to demonstrate a sensitive approach to urban design, respect the character of the locality, use materials of a quality and type appropriate to the site and surrounding and show that adequate consideration has been given to the spaces in and around buildings.
- 6.13 This proposal seeks to provide a new dwelling, through the extension of No. 48 The Meadows. This would effectively change the built form and spatial pattern from a terrace comprising a row of 4 dwellings, to a row of 5 terraced dwelling houses. It is important to note that the symmetry of the existing terrace has been disrupted via the extension of No.51 at the opposite (west) end of the terrace.

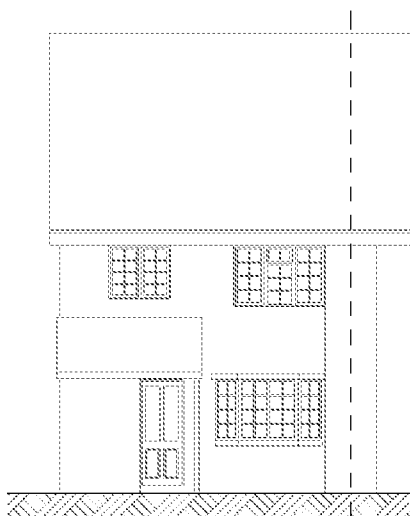


Fig 6. Existing front elevation

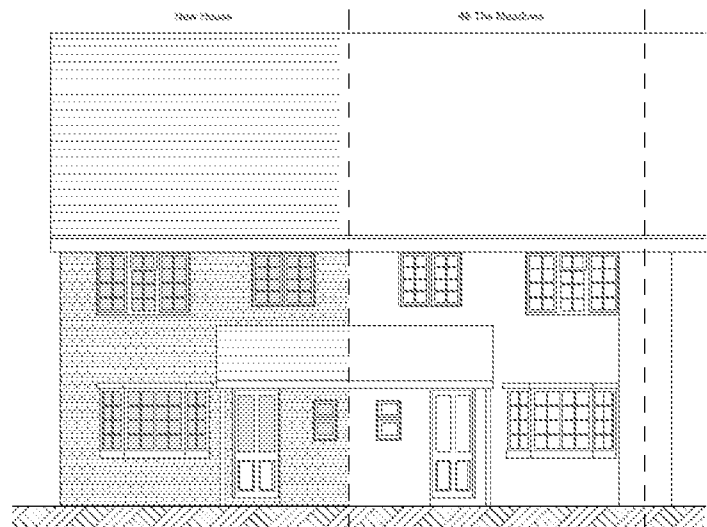


Fig 7. Proposed front elevation

- 6.14 In any case, the proposed addition will be of an appropriate scale, form, siting and design that would sympathetically relate to the main dwelling house, and adjoining terrace when viewed as a whole. Materials would match that existing, and our client would be happy for this to be conditioned accordingly.

- 6.15 Alterations to the fenestration details of the existing property will be of a minor nature and carried out in a sensitive manner. These would include the addition of a modest sized ground floor window to the front elevation of the existing property.
- 6.16 It is considered that the proposed development would represent a high-quality development in this location, which would appear perfectly in keeping with existing development which is greatly varied and would not detract from the character of the surrounding locality. For these reasons outlined above, it is our view that the proposal is fully compliant with saved **policies GEN2, GEN7 and DEV19** of the ADLP, and the relevant sections of the Government's NPPF.

(iii) Residential Amenity

- 6.17 **Policy DEV19** (iii) of the ADLP states that extensions should not have *"an adverse overshadowing, overlooking or overbearing effect on neighbouring properties"*.
- 6.18 The proposed extension to No. 48 The Meadows has been sensitively considered in order to ensure that the residential amenities of all adjoining occupiers are not demonstrably impacted upon.
- 6.19 It will be noted that the site adjoins The Meadows to the north, the existing property to the west and a communal access and garages to the east. This communal access runs along the rear of the properties. The neighbouring properties to the rear (south) are set some distance from the site, to the rear of residential gardens. As such, it is our view that the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property.
- 6.20 In addition, both the existing and proposed dwelling would be provided with rear gardens of an entirely appropriate size, with the length of rear garden matching that of neighbouring properties.

- 6.21 It is accepted that the proposal would result in a more intensive use of the site, however it is our view that the increase by just 1 No. dwelling would be acceptable and would result in a minimal increase in noise and disturbance generated from the site.
- 6.22 Taking into consideration all of the above, it is our view that the proposed development **would not** have a detrimental effect on the residential amenities of the occupiers of any neighbouring dwelling by way of overbearing effect, loss of privacy or loss of light and would be fully compliant with saved **Policy GEN7 and DEV19 of the ADLP**.
- (iv) Space Standards
- 6.23 The proposal has been designed to be fully compliant with the National Space Standards, with respect to the internal floorspace of the proposed new houses and flats.
- 6.24 The Government's Technical Housing Standards - national described space standards sets out minimum gross internal floor areas and storage. The proposed development would comprise the addition of 1 No. three-bedroom (4 person/ two storey) dwelling, measuring 86.3m².
- 6.25 The proposed dwelling would **exceed** the National Space Standards, which is set at 84m² for a 3-bed/ 4-person dwelling. Further, the proposal would provide adequate storage space, in accordance with the Government's guidance.
- 6.26 In terms of garden space, it is understood that the Council refer to Policy D DM3 ('External Space Standards) as set out in the Arun Local Plan 2011 to 2013 - Publication Version (Modifications - March 2017), despite this policy document only currently being in draft form. In any case, the two resultant rear garden sizes (60sqm for the retained host dwelling, and 68.5 sqm for the proposed new

dwelling) are broadly in accordance with the policy requirement for such terraced houses to be provided with 65 sqm garden areas. In addition, both gardens are compliant with the requirement to be of a minimum length of 10 metres.

(v) Access & Parking Arrangements

- 6.26 The access and parking arrangements will remain as existing, as a result of the proposed development. The existing property has a single garage (with space to the front for additional parking), together with a separate hardstanding space broadly in the location of the frontage of the new house. These spaces are to be retained. There are therefore 3 off-street parking spaces available to serve the existing and proposed new houses. In addition, there is unrestricted on-street parking along The Meadows. This communal parking area is relatively lightly used, and provides extra capacity for visitors etc. In addition, the site is considered to be relatively sustainable in its location, with residents have access to reasonable public transport opportunities, as well as the site being within easy walking distance of a number of public services and facilities, including a school and shops.
- 6.27 As such, it is considered that the proposal will not give rise to highway safety or car parking concerns, and the proposal would accord with Saved **policy GEN12** of the ADLP in that satisfactory on-site car parking will be provided.

(vi) Sustainability/Accessibility

- 6.28 As set out above, the site is located within the defined built-up area boundary for Walberton, within an established residential area. All neighbouring uses are residential in their nature. There are no specific locational policies or constraints that are applicable.
- 6.29 The site is considered to be in a sustainable location, close to the village centre. It is also well served by bus services, with a number of stops along The Street to the

north. The site is also close to other facilities upon which it could be expected to rely, and in addition is clearly located close to shops and a range of other services. It is therefore evident that residents of the proposed new development would have easy access to a good range of services and facilities, without having a reliance on the private motor car.

- 6.30 Consequently it is our view that the development is in an accessible and sustainable location. It is considered that the development is consistent with policy in respect of sustainable development.

(vii) Affordable Housing & Infrastructure Requirements

- 6.31 It is understood that as the proposal provides a net gain of just one dwelling then the application falls below the relevant thresholds for financial contributions and affordable housing, and therefore there is no requirement to enter into a legal agreement with the Council in either respect.

7. SUSTAINABLE DEVELOPMENT SUMMARY

- 7.1 As outlined above, the NPPF describes sustainable development as the golden thread running through both plan making and decision taking. It sets out the three dimensions to sustainable development: economic, social and environmental. Paragraph 6 states that the policies in paragraphs 18 - 219, taken as a whole, constitute the government's view as to what sustainable development means for the planning system. In this part of the Planning Statement the main factors that inform the judgement as to whether the proposal would be a sustainable form of development are summarised. In reaching that view all matters referred to in the above report have been taken into account.

The Economic Role

- 7.2 The proposed development would result in the creation of construction jobs during the build period. The additional population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development. It is considered that the proposal would satisfy the economic role of sustainable development.

Social Role

- 7.3 The provision of a new dwelling that will make a modest, yet important contribution to the District's housing supply and would help meet the identified need for housing. The NPPF seeks to promote a *"strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being."* Due to the location of the site within the built-up area of Walberton where there are a number of services, it is considered

that the location of the site is sustainable. Overall it is considered that the proposal would satisfy the social role of sustainable development.

Environmental Role

- 7.4 There is an overriding need to ensure that development should contribute to protecting and enhancing the natural, built and historic environment. The proposed development in terms of layout, scale and appearance is considered to be in keeping with the character of the surrounding area and hence would not result in an adverse impact to the character of the surrounding built environment. There are no biodiversity or landscape constraints that relate to this site. The proposal would not result in any highway safety problems. As such, the environmental role of sustainable development would be satisfied by this proposal.

8. CONCLUSIONS

8.1 In conclusion, the proposed development is considered acceptable for the following reasons:

- The application site is located within the Built-up Area boundary of Walberton, where in accordance with paragraph 14 of the NPPF, there is a presumption in favour of sustainable development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits;
- The Council is currently unable to demonstrate a five-year housing land supply. The NPPF places a significant emphasis upon significantly boosting the supply of housing. The proposals provide an infill development opportunity within a sustainable location in the built-up area of Walberton;
- The provision of a 3-bed dwelling will meet the demand for smaller units to be provided within urban areas;
- This proposal seeks to provide a new dwelling, through the extension of No. 48 The Meadows. The proposed extension would be of a scale, form, height and design that would sympathetically relate to the existing dwelling and would not detract from the character of the surrounding residential area;
- Access and parking arrangements will remain unchanged as part of this development;
- It is not considered that the proposed development would demonstrably harm the amenities of any neighbouring property in terms of loss of light, privacy or overlooking effect, due to the scale and siting of the building proposed;
- The proposal meets the Council's requirements in respect of Space Standards; and,
- The proposal meets all the necessary policy requirements, and will cause no significant harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with all relevant Development Plan policies.

- 8.2 The proposed redevelopment optimises the potential of the site to accommodate development as required by paragraph 58 of The Framework. The presumption in favour of sustainable development is the golden thread which runs through decision taking (paragraph 14). It is strongly considered that the proposed development constitutes a sustainable form of development that accords with the Development Plan for the area and should therefore be approved without delay.
- 8.3 As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable for the proposed development and permission should therefore be granted.

March 2018