

PLANNING DESIGN & ACCESS STATEMENT

Proposed Replacement Dwelling

at

**Mill Ball, Binsted Lane, Binsted,
Arundel, BN18 0LJ**

**PREPARED BY MURRAY PLANNING ASSOCIATES LTD
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1.0 Introduction

This document has been prepared by Murray Planning on behalf of our client, Mr & Mrs Evans. This document seeks to provide supporting justification to a proposal to replace the existing dwelling known as Mill Ball with a new dwelling of larger proportion.

This application proposal has not been formally discussed with the Council in any pre-application discussions.

The remainder of this report seeks to examine the site location and context, relevant planning history, and relevant planning policies, before going on to assess the proposal in more detail.

This statement should be read alongside the following documents:

- Site Location Plan
- Existing & Proposed Site Plan
- Existing Elevations
- Existing Floor Plans
- Proposed Elevations
- Proposed Floor Plans
- Ecological Appraisal
- CIL Forms

2.0 Site Context & Relevant Planning History

The site comprises a detached chalet bungalow known as Mill Ball. The site lies within substantial grounds of over 3 hectares in size. The site lies in a rural setting within predominantly agricultural surroundings.

The site lies on the north-eastern side of Binsted Lane. The dwelling sits some distance from the highway. There is a substantial area of domestic curtilage associated with the property, which includes land in front of the dwelling, wrapping around the southern side of the property. There are also a number of outbuildings to the rear of the site (all used for domestic storage), as well as an outdoor swimming pool.



View of the western elevation of Mill Ball from Binsted Lane

The property is a detached chalet bungalow with no particular architectural merit. The property does not directly front Binsted Lane as the main

entrance to the property lies on the eastern elevation. The elevation fronting Binsted Lane (the western elevation) is more of a plain façade with a conservatory. There is a large dormer window on the eastern elevation of the property. The property as originally constructed appears to have been extended numerous times over its lifetime.



View looking towards the northern elevation of the existing dwelling

The access point from Binsted Lane leads to a driveway that heads directly past the northern elevation, and continues beyond the property towards the nearby outbuildings to the rear of the site.

The site is generally well screened from the surroundings. Binsted Lane comprises a narrow, rural road, that is flanked by high level hedgerows and other mature landscaping. As such, there are no direct views towards the site from this aspect. While there are some public footpaths to the north and south of the site, these are some distance from the site and do not offer a

view towards the property as a result of the existing landscaping in the wider area.



View looking at the site entrance from Binsted Lane (courtesy Google Street View dated April 2019). Only an isolated glimpse of the existing dwelling is possible from this perspective

Relevant Planning History

The site has had a number of planning applications in the past. Application WA/82/99 proposed the conversion of a redundant farm building into holiday let accommodation. The application was approved in January 2000.

In 2002, an application for proposed dormer windows was approved (WA/2/02) and has since been implemented.

Application WA/81/10 proposed the change of use of workshops and a greenhouse to convert into a spiritual healing centre. The application was refused in December 2010, with an appeal being dismissed in June 2011.

3.0 The Development Proposal

The development proposal comprises the replacement of the existing dwelling (known as Mill Ball). The existing outbuildings to the rear of the dwelling are to be retained, while the proposal will also make use of the existing access off Binsted Lane. Parking will be retained in the same location as existing to the north-east of the dwelling.

The proposal will require the removal of small areas of planting in and around the existing dwelling. However, the majority of landscaping across the site is to be retained, while new planting is also proposed alongside the northern elevation of the dwelling. All existing trees and landscaping along the road frontage (and within the front garden area) is to be retained, to ensure the site remains as well screened from public view as is currently the case.

The replacement dwelling will sit on a similar footprint to that of the existing. The replacement dwelling will extend further to the west (towards Binsted Lane), but will remain a substantial distance from the road itself. The dwelling will remain orientated on a north-south axis, with the main entrance on the northern elevation.

4.0 Planning Policy Assessment

Revised National Planning Policy Framework (NPPF, 2018)

On 24th July 2018 the Government published the National Planning Policy Framework (NPPF), replacing the previous NPPF of 2012. The following paragraphs are considered relevant to the assessment of the application:

Paragraph 2 of the NPPF notes that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 advises the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to advise that sustainable development has three overarching objectives, an economic objective, a social objective and an environmental objective. The provision of new homes forms part of the social objective.

Paragraph 11 advises that decisions (on planning applications) should apply a presumption in favour of sustainable development. As such, development proposals that accord with the development plan should be approved without delay.

Paragraph 122 advises that planning policies and decisions should support development that makes efficient use of land, and in so doing take account of a number of criteria including the desirability of maintaining an area's prevailing character.

Paragraph 127 lists a number of criteria that planning decisions should comply with. These include ensuring:

- The development will function well and add to the overall quality of the area
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change

Paragraph 130 makes the point that where the design of a development proposal accords with local planning policies, design should not be used by local authorities as a valid reason to object to development.

Local Planning Policy – Arun Local Plan 2018

In the context of the Local Plan, the site lies within a countryside location but is not subject to any other constraints. Relevant local plan policies are looked at in more detail below:

Policy SD SP1: This policy advises that the Council will take a positive approach to development proposals and apply the presumption in favour of sustainable development as outlined in the National Planning Policy Framework.

Policy LAN DM1: This policy relates to the protection of landscape character and seeks to ensure that development should respect the characteristics and natural features of the relevant landscape character areas, and seek where possible to reinforce or repair the character of those areas.

Policy D SP1: This policy relates to design and covers all development proposals in the district. The policy advises that development proposals should make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, materials, finish, and architectural details.

Policy D DM1: This policy follows up on the general advice of Policy D SP1 and advises the Council will have regard to a number of criteria in assessing aspects of form and design quality for new developments. This includes ensuring development complies with the character of the area, is appropriate in appearance, and has a minimal impact to users and occupiers of nearby property and land.

Policy D DM4: This policy provides guidance on extensions and alterations to existing buildings (both residential and non-residential). In the absence of a specific policy relating to replacement dwellings, this policy is considered relevant to the development proposed in this instance.

The policy sets out criteria that alterations to existing buildings will need to comply with, including:

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- d. d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Policy ENV DM5: This policy relates to development and biodiversity. The policy seeks to ensure that development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site. Where there is evidence of protected species being present on a development site, a detailed survey will be required to demonstrate how the development will avoid the loss of the species.

5.0 Assessment

Taking into consideration the site context and relevant planning policies as assessed above, there are a number of issues that require further assessment. These issues are considered in more detail below:

Amount

The proposed development comprises the replacement of the existing dwelling. The replacement dwelling will be positioned on the same footprint as the existing dwelling, but will extend the footprint towards Binsted Lane.

The existing dwelling comprises approximately 177m² of floorspace (gross internal), while the replacement dwelling comprises an area of approximately 360m². This represents an increase of 103% in gross internal floorspace.

The development will retain a sensible balance between built and unbuilt space, both from the public realm and across the site as a whole.

This balance:

- Retains the front, side and rear garden which provides a high level of amenity for the new family dwelling;
- Retains the dwelling on the same footprint as that of the existing;
- Ensures the development remains in keeping with the character and appearance of other properties in the locality.

Layout

The proposed layout has been determined by the position of the existing dwelling, and the desire to create a larger dwelling without substantially increasing the footprint of the building.

The proposed dwelling retains the existing 'side on' relationship to Binsted Lane, with the main entrance located on the northern elevation, and the side (western) elevation facing Binsted Lane. There are no dwellings in the immediate locality, and therefore the property not fronting Binsted Lane does not appear out of character with the surroundings.

All other aspects of the layout (pedestrian and vehicular access to the site, existing garden area etc) are to remain as existing.

Scale

The proposed development seeks to increase the overall scale of the dwelling from the current 1.5 storeys to a typical two storey dwelling. This will allow further living accommodation without significantly altering the built mass and footprint of the dwelling.

While the site lies in a relatively isolated location, the scale of the proposed dwelling is smaller than that of a nearby property to the south (Lake Copse), particularly in terms of the span of the building.

The scale of development is considered appropriate relative to the size of the plot on which it is located. The scale avoids any overdevelopment of the plot and provide a level of development that is sympathetic to the site and its surroundings, and compliant with local plan policy D DM4.

Landscaping

The development is concentrated largely on the existing footprint of the dwelling, albeit the footprint is to be enlarged. The proposal does not seek the removal of any trees from the site, while only small areas of ornamental landscaping are to be removed.

The proposed development will therefore retain the landscaping along the site frontage, as well as the majority of landscaping within the front garden area between Binsted Lane and the dwelling. The site is well screened from the surroundings by existing landscaping, and the existing landscape screen will be retained.

While the height of development is proposed to increase, it will still only be possible to catch an isolated glimpse of the dwelling from Binsted Lane.

Overall, the proposal does not detract from the wider landscape and will remain well screened from the public realm. The proposal therefore complies with policy LAN DM1.

Appearance

The existing dwelling, while not unattractive, has no obvious architectural merit. It contributes very little to the character and appearance of the surrounding area. Consequently, the proposed development represents an opportunity to improve the appearance of the site and by association an opportunity to enhance the character and appearance of the surrounding area as required by local plan policy D DM1.

There are relatively few dwellings in the surrounding area, but those that are in relative close proximity are made up of a wide variety of property styles and sizes, and constructed using a mixed material palette. There is not considered to be any uniformity to the style and appearance of dwellings in the area that the replacement dwelling should adhere to.

The replacement dwelling will be a traditional build comprising a two storey property with pitched roof above. The main architectural feature being a double height hall on the front (north facing) elevation. The design is

therefore typical of those found in the wider area, and will therefore not appear as an alien feature in the surroundings.

It is considered that the proposed design would make a positive contribution to the character and appearance of Binsted Lane. While the scale and height of development is to be increased, this is not to the detriment of the surroundings, particularly as the site is very well screened from the wider area and the public realm.

Accessibility and Parking

Although in a rural location, the site lies in reasonably close proximity to two railway stations, with both Ford and Barnham being less than two miles from the site.

The site currently provides off street parking to the rear (north-east) of the dwelling. The proposed development seeks to retain the existing arrangement, with no alterations proposed to the existing access.

Given the proposal is a like for like replacement of an existing dwelling, there is not considered to be any adverse highway impact as a result of the proposed development.

Ecology

The site does not lie in an ecologically sensitive location, with no ecological constraints in close proximity.

A Phase 1 Ecological Survey of the site has been completed and forms part of the application documentation. The survey identifies that the house supports bat roosts with three more common species of bat being recorded at the site.

The report provides mitigation recommendations, including bat boxes and bat tunnels being installed in appropriate locations on the replacement dwelling. Together with a license from Natural England, the mitigation ensures the development will have no residual negative impacts towards bats. The proposed development therefore accords with Policy ENV DM5 of the local plan.

6.0 Conclusions

The site is located within a rural location that is relatively remote from other forms of development. The proposed development comprises a 1-for-1 replacement dwelling which is acceptable in principle when assessed against the relevant local plan policies.

The proposed development will be located on a similar but slightly enlarged footprint of the existing dwelling. The existing dwelling is a chalet bungalow of no particular merit, and the replacement dwelling, while larger in scale and height represents an improvement to the overall design and quality of the built form proposed for the site. The proposed development will therefore have no adverse impact on the character and appearance of the area.

The site is fortunate in the respect there are no immediate neighbours, and therefore the proposed dwelling will not result in any adverse overlooking to nearby properties.

The existing landscaping is to be retained. The site is currently well screened from the surroundings, and the site will continue to benefit from not being particularly visible from the public realm. Even taking into account the increase in scale and height of the replacement dwelling, it is considered only an isolated glimpse of the dwelling would be possible from Binsted Lane.

In summary, it is considered that the proposals are appropriate, are supported by planning policy and will not impact upon any interests of acknowledged importance. As such, the planning application should be approved at the Council's earliest convenience.