

HERITAGE, DESIGN & ACCESS STATEMENT

Demolition of existing redundant garage building and erection of 1 no. dwelling and associated works (alternative scheme to planning permission Y/68/17/PL)

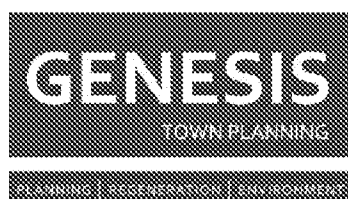
at



Reptune Garage
Main Road
Yapton
BN18 0EA

March 2019

Ref: 19010/PDAS01



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a planning application for the replacement of an existing redundant garage building to create 1 no. dwelling and associated works at Reptune Garage, Main Road, Yapton, BN18 0EA.
- 1.2 For planning policy purposes the site is on the edge of the Built-up Area Boundary of Yapton as shown in the Arun District Local Plan 2018. The site enjoys a sustainable location close to public transport links with a wide range of facilities nearby and will help meet the economic, environmental and social objectives of the National Planning Policy Framework (NPPF).
- 1.3 Plans and information submitted in support of the application comprise the following:
- Location Plan (Existing): 1801/01
 - Proposed Site Plan: 1801/02
 - Proposed Floor Plans: 1801/03
 - Proposed Elevations: 1801/04
 - Proposed Sections: 1801/05
 - Proposed Street Elevation: 1801/06
 - Existing & Proposed Block Plan: 1801/07
 - Existing Plans & Elevations: 1801/08
 - Local Validation Checklist
 - Biodiversity Checklist
 - Planning, Design & Access Statement
 - Structural Report
 - Land Contamination & Remediation Report

2.0 THE SITE

- 2.1 The site in question is a back land plot measuring 0.02 hectares to the south of Main Road, Yapton, located on the edge of the Built-Up Area Boundary of Yapton, adjacent to open countryside and within the Main Road/Church Road Conservation Area. In addition the site forms part of the curtilage of The Old Malthouse; a Grade II listed building dating from the 17th Century.
- 2.2 The site is occupied by a detached flint and brick barn in a dilapidated state, situated to the south-western site boundary, with much of the roof covering missing and rafters exposed. The building was in use as a garage until it became redundant due to the constrained nature of the site a number of years ago. The property benefits from a shared vehicular access with Yapton House, and an area of parking forward of the building, with the western boundary of the access flanked by The Old Malthouse

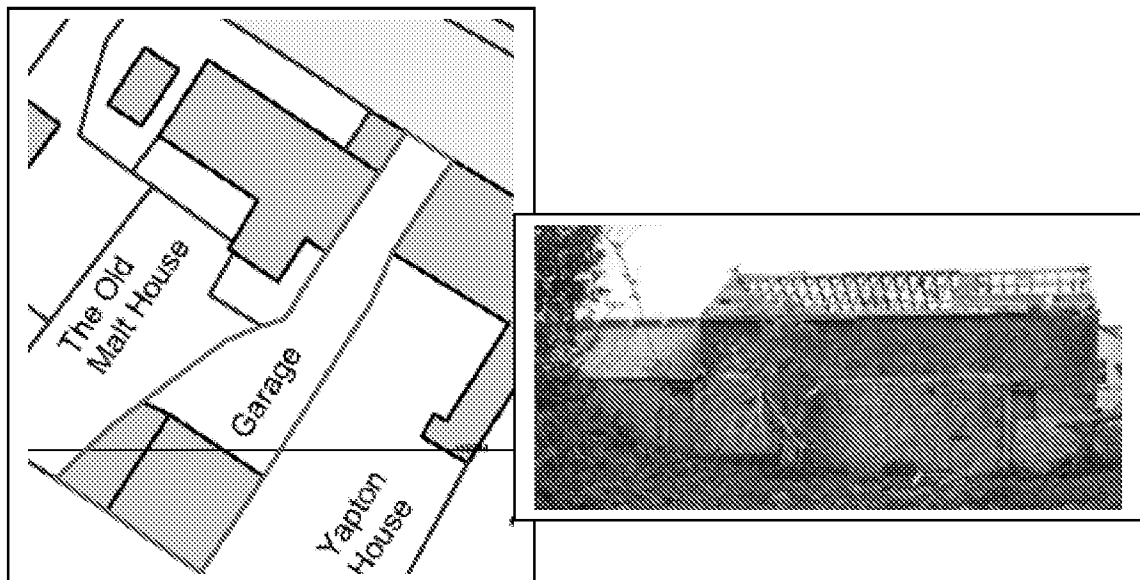


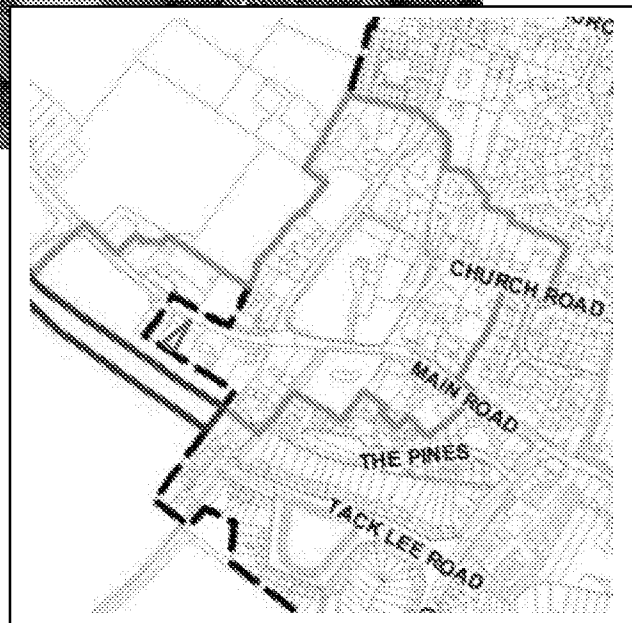
Fig 1 showing extent of application site and rear view of garage building in current state of disrepair

- 2.3 The building has been previously extended from its original simple 'agricultural barn' form with unsympathetic lean-to, pre-fabricated extensions to the north-east elevation, which obscure the original flint and brick barn beyond. The extensions are timber clad and fronted by large up and over doors. A further pitched roof extension is located to the south-west corner of the site with a corrugated roof covering.
- 2.4 The remainder of the site is laid to concrete hard-standing for the parking of vehicles. The rear boundary of the site is bounded by the existing buildings and the north-west and south-east boundaries are partially screened by 2m high boundary walls. The site narrows to the northeast and features a single width vehicular access from Main Road.

- 2.5 The images below show the site (edged red) in the context of surrounding development, within a linear pattern of built form in an edge of settlement location adjacent to open fields. The extract below is from the Yapton Neighbourhood Development Plan and details to site in relation to the Built-Up Area boundary and the Conservation Area. The policy considerations relating to the Conservation Area location are detailed in Section 4 of this report.



Fig 2 Application
in relation to conservation area
boundary (orange) and built-up
area boundary (black dashed
line)



3.0 SITE HISTORY

Planning Application LA Ref: Y/83/16/OUT

- 3.1 Planning application LA Ref: Y/83/16/OUT was received in November 2016 for 2 no. dwellings on the site at Reptune Garage. Email correspondence between the case officer Richard Temple, and previous architect/agent led to the application being withdrawn for amendments. The officer commented that the principle of a two-storey dwelling was not acceptable on this site but that a single storey house, more in line with the scale of the current building may be suitable. Extracts of the elevations and floor plans of this scheme are included below.



Fig 3 Extract front & rear elevations and layout plan for Y/83/16/OUT

Planning Application LA Ref: Y/12/17/OUT

- 3.2 A subsequent application for outline planning permission was submitted to Arun District Council in February 2017 for the demolition of existing garage/outbuilding & erection of a large detached dwelling following the withdrawal of LA Ref: Y/83/16/OUT and in response to officer comments. Extracts detailing the plans and elevations of the proposed dwelling are shown below.

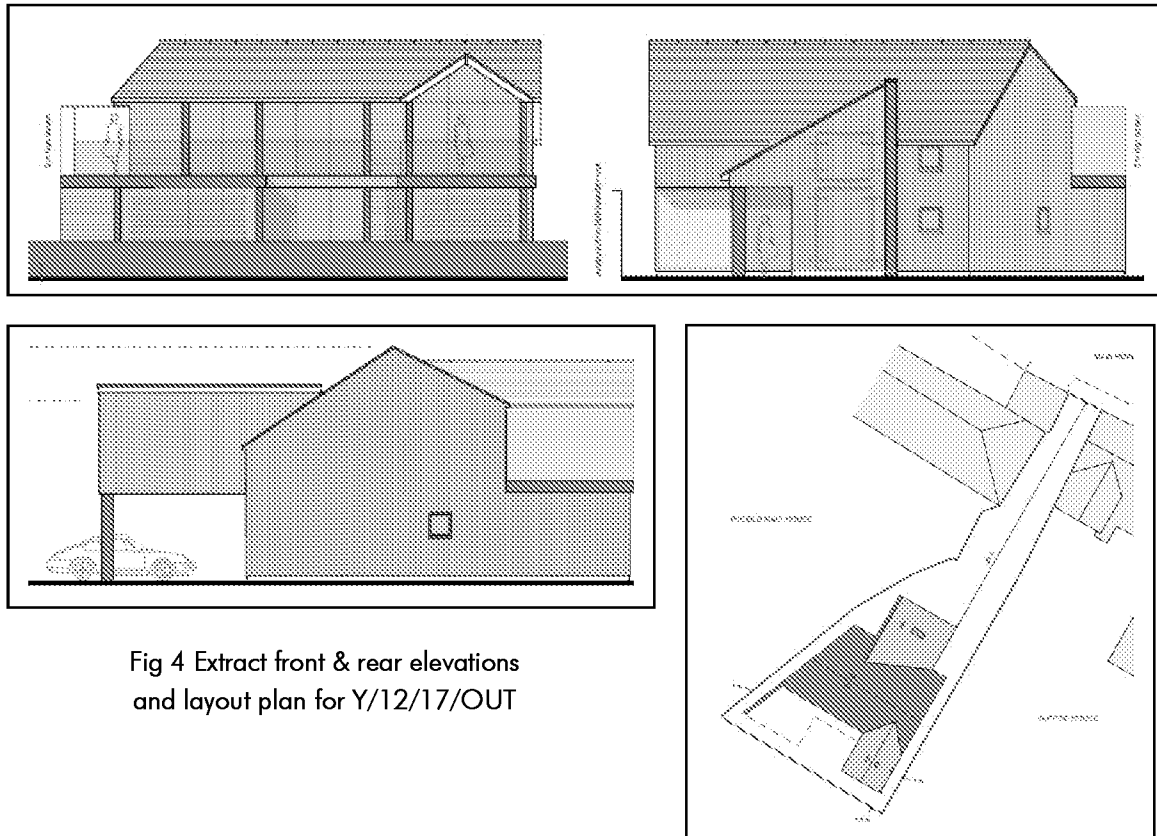


Fig 4 Extract front & rear elevations
and layout plan for Y/12/17/OUT

- 3.3 This application was also withdrawn following discussions with the case officer and Conservation/Design Officer who stated the *'proposed level of development is overly intensive, resulting in a dominant back land building which crowds the site boundaries and competes with the neighbouring listed building'*.

Planning Application LA Ref: Y/68/17/PL

- 3.4 Planning application LA Ref: Y/68/17/PL was submitted in October 2017 for 'Alterations & extensions to existing redundant garage building to create 1 No. dwelling & associated works'. The application was approved on 5th January 2018 subject to conditions. The site plan and front elevation plans are attached below for ease of reference.

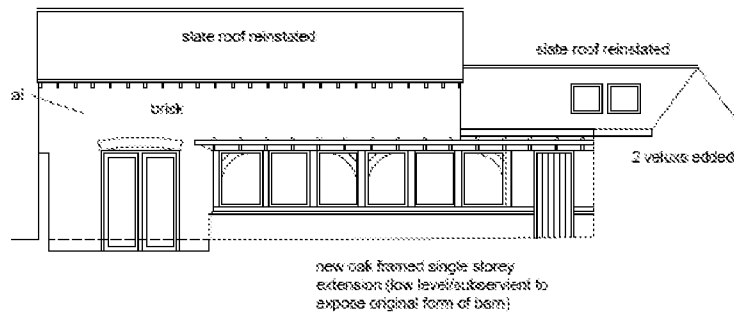


Fig 5 Extract front elevation & site plan for Y/68/17/PL

- 3.5 The principle of the re-use of this site for residential purposes has therefore been established. The scheme now under consideration proposes the replacement of the existing buildings, which are structural unsound their replacement with a contemporary interpretation of the existing utilitarian building, in order to bring this site back into use and provide a much needed small unit of accommodation in this sustainable location.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (2018) and the adopted Arun Local Plan 2011-2031.

National Policy

- 4.2 The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 4.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five year supply of deliverable sites for housing.

- 4.4 On design, paragraph 127 the NPPF require decision to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and

mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.5 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In addition, paragraph 197 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.6 We consider the application proposal to be compliant with the National Planning Policy Framework.

Adopted 2011-2031 Arun Local Plan

4.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.

4.8 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy D SP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy D DM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.

4.9 Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.

- 4.10 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 4.11 The Yapton Neighbourhood Plan, was 'made' in November 2014, with two main policy considerations relevant to this proposal. The first being policy BE1 which states 1) the plan looks to protect existing commercial premises or land In this case the commercial use of the building ceased a number of years ago and as such this and the state of the building suggests abandonment of use. It is therefore considered that the re-use of the building to residential would be appropriate in these terms. Policies E8 and E9, which relate to conservation and heritage, in particular in the protection of conservation areas and the setting of listed building, reinforces the need for a sympathetic and appropriate design approach to redeveloping the site.

5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 5.1 The application site is located within the Yapton Built-up Area boundary. It is within easy access of local shops and facilities including a bus stop within 150m providing services to Bognor Regis. Bognor Regis is a major settlement to the south-west of Yapton and the site is in a sustainable location with a good level of services and facilities and public transport links.
- 5.2 Reptune Garage is situated on the southern side of the B2233 Main Road. The plot extends to approximately 0.02 hectares, located within a linear ribbon of mainly residential development. The site currently comprises a dilapidated barn style building with modern pre-fabricated extensions, which has most recently been used as a garage for the repair of motor vehicles. The plot extends approximately 37 metres in depth back from the road frontage and by 14 metres at its widest point, narrowing to just over 3m at the entrance to the site. The building is situated to the south-west boundary and the site benefits to part from 2m brick walls to the south-east and north-west boundaries.
- 5.3 The surrounding area has an established semi-rural character and village scape with a verdant appearance surrounded by open countryside. The Old Malthouse to the west of the site is Grade II listed and its setting has been fully considered as part of this application. The immediate area is mainly made up of detached two-storey houses and cottages set within generous and well landscaped plots.

Design Principles and Appearance

- 5.4 The existing building at Reptune Garage is a detached brick and flint barn which has previously been extended with unsympathetic additions. The building is set back internally to the site however is viewed in the gap between properties fronting Main Road and as such reads within the existing street scape. Due to the building's low profile and set back position it does not feature prominently within the street scene. Upon investigation it has been found that due to the extended period of dis-use of the building the condition of the main barn structure is no longer adequate for retention. A structural report accompanies this submission and identifies the issues in terms of the structural failings of the main barn.
- 5.5 The proposal seeks to demolish the existing structures, which include the unsympathetic additions to the north-east and north-west elevations, and the brickwork walls which infilled the original flint wall which forms the south-east and south-west boundaries. The roof of the barn, which was clad in slates, was previously removed as it was in danger of collapsing. The proposal seeks to build a replacement structure on a smaller footprint than the existing buildings and having a similar profile to the existing barn; creating a 2-bed, one and a half

storey dwelling. The proposal pays homage to the industrial heritage of the site at a scale and form which reflects the existing barn. The applicant wishes to replace the existing buildings with a contemporary interpretation of the existing, with a simplistic design and palette of materials, so as not to detract from the character of the surrounding area. The resulting property would benefit from a small courtyard garden area to the north-west and parking for two cars accessed via the existing access.

- 5.6 The removal of the brickwork walls which have built-up and infilled the original flint boundary walls will allow these walls to be preserved, as the brickwork additions are compromised and causing the walls to bow outwards. The proposed replacement structure will sit within the existing boundary walls, retaining them as an importance feature of the site. The main structure is proposed in brickwork to match the existing barn with a lean-to addition to the north-east proposed in metal cladding to appear as a lightweight addition. The roof form is proposed to match that of the existing in order to retain a modest scale and form to the building. Fenestration will be in timber or aluminium and reflective of the conservation area setting.

Scale

- 5.7 The proposal seeks to demolish the remaining building, which is structurally unsound and has previously been extended with unsympathetic extensions, to create a 1 no. detached dwelling. The resulting dwelling would have two bedrooms (or a ground floor bedroom and first floor studio), a small courtyard garden and parking for 2 no. cars clear of the highway, all accommodated comfortably within the constrained site. The proposal will see a reduction in the overall building footprint with less built form to the north-east and south-west. This results in more usable space to enable the formation of a small private courtyard garden and 2 no. parking spaces to serve the dwelling.

Site Layout

- 5.8 The proposed development has been designed to make the most efficient and effective use of the site in its sustainable, village location. The proposal has taken into consideration the comments made by the case officer regarding previous applications in terms of the form and scale of the building, while replacing a building that is no longer fit for purpose with a contemporary design which will improve the setting of the conservation area. The resulting single detached dwelling would be on a smaller footprint than the existing buildings and results in an appropriate site layout providing acceptable levels of parking and outside space. This proposal would provide a much needed single unit of smaller accommodation to the market.
- 5.9 A well-balanced and well-proportioned scheme has been achieved capable of providing a single detached dwelling on site. The resulting dwelling is situated in a back land position to the rear of existing development fronting Main Road, and as such the location of fenestration

has been fully informed in order to respect residential amenity. Existing openings have been utilised where possible and fenestration concentrated to the south-west elevation in order to prevent overlooking. Only roof lights and windows to the side elevations, within the walled area, are proposed to the lean-to single storey element to the north-east. These serve a ground floor bedroom and as such are required to provide light but do not result in overlooking. Furthermore the site is served by brick walls to 2m in height to both side boundaries and as such is well screened from neighbours at ground floor level. A roof terrace is proposed to the north-west elevation and would be appropriately screened to prevent overlooking. The layout also allows for a good level of parking and bin and cycle storage.

- 5.10 Whilst the site is constrained by its size and narrow shape the proposal has been fully considered in order that the residents of the new house would have good levels of amenity. There would be no overlooking of the residential properties to the north and east. The layout has also been considered in order that there is no harm caused to local amenity but would in fact enhance the character of the area and the resulting dwelling would not be unduly prominent or incongruous within the street scene.

Amount and Use

- 5.11 The proposed development involves the demolition of an existing building, a former garage known as Reptune Garage, Main Road, Yapton, which is structurally unsound, to create a single detached dwelling. The scheme makes the best use of the available land providing a replacement building that draws of the scale and form of the existing and improving the setting of the conservation area. The amount of development is considered to be appropriate in the context with the surrounding residential development and would make more efficient use of the land for residential use in a sustainable location within the built up area.

Access

- 5.12 The following points were considered in the design of the layout and parking arrangement:
- the proposal utilises the existing access, which while narrow was previously considered appropriate to serve the former garage use. A commercial use would have seen higher traffic flows than would be generated by a single dwelling. Whilst the site entrance is narrow and single width only, this results in traffic moving at very slow speeds at this point and as such is not considered to result in harm to the highway network.
 - the proposed car parking provision complies with WSCC car parking standards to ensure that the scheme is capable of meeting the parking requirements of future occupants; and
 - parking and turning has been provided forward of the dwelling, with extra wide spaces to accommodate the reduced aisle width, with the hardstanding area punctuated with soft landscaping in order to have minimal impact and not to dominate the site.

Heritage Considerations

- 5.13 The site is located within the Main Road/Church Road Conservation Area and does not currently have a positive impact on the character of the area. The existing buildings on site are in a state of disrepair, with dilapidated extensions and the roof slates missing, with the roofing timbers exposed. The re-use of this building has been investigated as the preferred option however a structural report advises that the state of the remaining buildings means this is not feasible. These proposals seek to replace the existing buildings in a simple contemporary style, so as not to detract from the character of the area. The scale of the replacement is modest and proposed as a single dwelling is considered to enhance the character of the area in terms of the sympathetic replacement of the building using appropriate materials and by bringing the redundant site back into suitable use.
- 5.14 In terms of views from the public realm the building currently has a negative impact on views into the site. The Council's Design/Heritage Consultant has previously remarked on the historic interest of the building and stated that its locally distinctive, vernacular form makes a positive contribution to local character. The structural concerns with the existing structures preclude its conversion and as an alternative it is considered that a building of similar form and proportions to the existing building, taking design cues from the original structures, would sit sympathetically within this site, providing a much needed smaller unit of accommodation in the area. The principle of residential accommodation on this site has already been established under LA Ref: Y/68/17/PL.
- 5.15 The Old Malthouse; a Grade II listed building dating from the 17th Century is situated to the west and shares a boundary with the application site. The works proposed are sympathetic to the setting of the listed building and would improve the relationship between properties. It is considered that the reduced bulk of the development will positively influence the setting of the adjacent listed building.

Use of the Site

- 5.16 Whilst the building on site was formerly used as a commercial garage (Y/17/67) in B2 use, the current appearance of the site suggests this use has been abandoned. Whilst policies seek to resist the loss of such uses except where it has been demonstrated the use is no longer required, it is considered that the site is not suitable for continued use for commercial purposes for a number of reasons. In particular the proximity to a number of residential properties makes a commercial use on the site unfeasible. Furthermore the limited facilities available, which are unlikely to suit a modern business, the restricted vehicular access and space available on site, are all factors which support its conversion. As such it has been agreed by planning officers that a change to residential use is the most suitable for this site.

6.0 CONCLUSION

- 6.1 The application is for demolition of an existing garage building and unsympathetic additions and its replacement with a building of simple size and form to create 1 no. dwelling and associated works at Reptune Garage, Main Road, Yapton, BN18 0EA. The scheme proposes the replacement of a building which is not capable of conversion due to its poor state and the construction of a replacement building to create a 2-bed, one and a half storey dwelling designed of modest and simplistic form in keeping with the character of the conservation area. The proposals remain consistent with comments made by the former case officer in terms of scale of the development.
- 6.2 Careful consideration has been given to the design of the proposed residential development and site layout, with specific regard to the amount of development appropriate for the site and its contribution to the wider character and appearance of the area, particularly its setting within the conservation area and in relation to that of the adjacent listed building. Whilst a more contemporary approach has been previously resisted by the Local Planning Authority, the current design is considered to balance a more modern appearance with appropriate scale and form, to integrate successfully within the building's setting.
- 6.3 The proposals are an opportunity to make more efficient use of this site to deliver additional residential units of a size to meet local need. The proposed residential development is of a modest scale in a sustainable location in context with the surrounding pattern of residential development and would make a useful contribution to the local housing market.
- 6.4 For all the reasons set out in this statement the application proposal complies with the saved policies of the adopted Arun District Council Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development.