

DESIGN AND ACCESS STATEMENT & PLANNING SUPPORT STATEMENT

In relation to:
**Erection of single storey outbuilding to be used as
ancillary accommodation in connection with the
main dwelling house; 'The Old Thatched Cottage'**

**The Old Thatched Cottage, North End Road,
Yapton, West Sussex**

March 2015

Design and Access Statement

INTRODUCTION

This application seeks planning permission for the erection of a single storey outbuilding to be used as ancillary accommodation in connection with the main dwelling house; 'The Old Thatched Cottage'.

SITE CONTEXT

The proposed building will be positioned within the grounds of 'The Old Thatched Cottage'. The host property is an 18th Century two storey detached, Grade II Listed Building. The property comprises knapped flints and red brick dressings and quoins.



Fig 1. Photograph of the Old Thatched Cottage, as viewed from North End Road

The original house has been extended at the southern end to include a kitchen. There is an existing ancillary building at the far western edge of the property that is in a poor state of repair and is currently used for storage purposes.

The site is positioned adjacent to North End Road; and borders residential properties and their gardens to the north and south side (Eappa Farm and Brambles respectively). Open fields adjoin the site to the rear east side.

The site measures 0.15 hectares in area. It is broadly L-shaped and slopes upwards at the eastern end with a relatively flat garden. It is well screened by dense tree coverage to all sides.

USE

The proposed building is to be used for ancillary residential purposes, only in connection with the use of 'The Old Thatched Cottage' as a dwelling house.

AMOUNT

The proposal seeks detailed planning permission for the erection of a single storey detached outbuilding.

LAYOUT

The proposed ancillary building will be positioned to the rear/east side of the site.

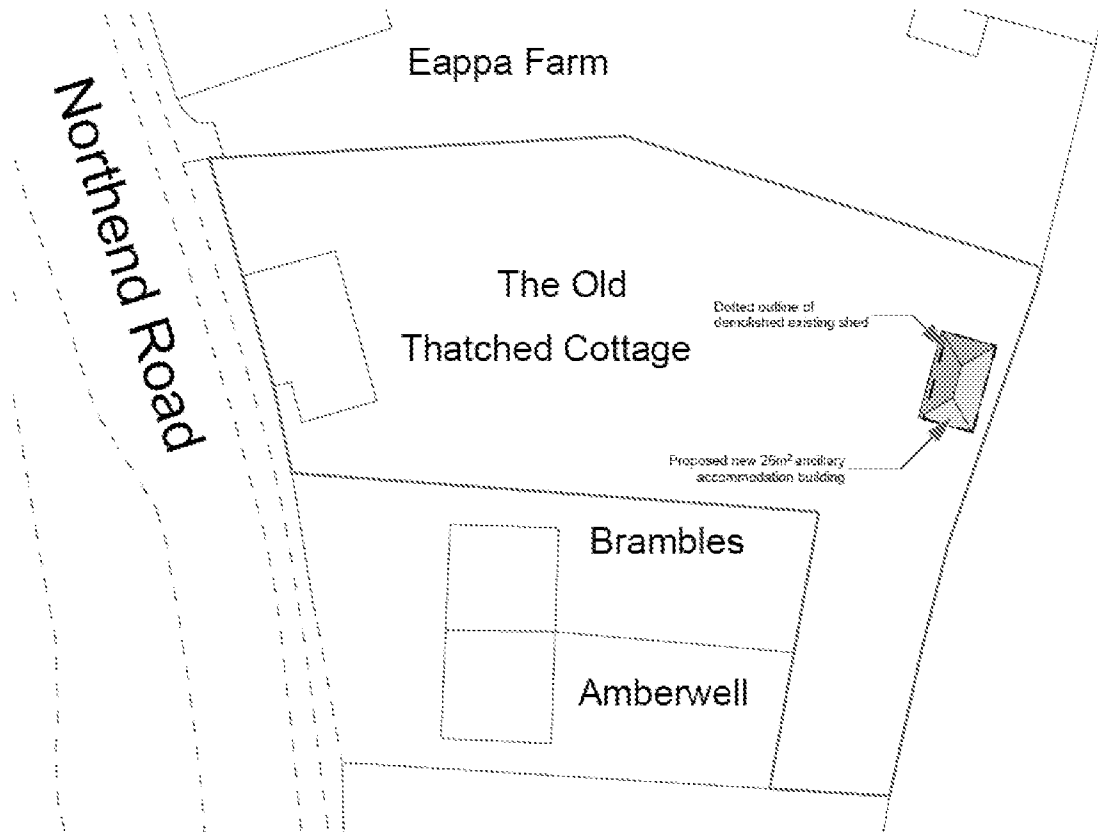


Fig 2. Extract from submitted site layout plan

It will be set well away from the main dwelling house, which is Grade II Listed; as well as existing residential properties to the north and south sides.

The proposed building will replace an existing single storey structure, which is similar in size to that proposed. This existing building is 20th Century and in our view does not make a positive contribution to the Listed status of the existing house. In 1969 the building was approved for use as a Nursery School but this use has since lapsed.



Fig 3. Photograph of the existing outbuilding that the proposal is intended to replace

The proposed building will comprise 1 No. bedroom and a small en-suite bathroom. As detailed above, it will be used for ancillary purposes only.

SCALE

The proposed ancillary building would be modest in form and scale; and comparable in size to the disused building it is intended to replace. The new building is to have a hipped roof.

LANDSCAPING

It is noted that the site is well screened; with a number of existing trees/ vegetation positioned predominantly to the site boundaries. All of these trees and domestic boundary planting are to remain as part of this application.

In addition it also possible to provide further planting if required, and in this respect my client would be happy for a condition to be imposed regarding the landscaping of the site.

APPEARANCE

The proposed building is of a modest scale, form and design and has been carefully design to respect the scale, form, design and appearance; as well as Listed status of the main Grade II Listed Building.

The proposed outbuilding would comprise a face brick worth plinth wall, with featheredge weatherboarding above. Plain clay tiled roof. All windows are to be double glazed timber windows.



Fig 4. Perspective of the proposed building from the south west

It is considered that the proposed building would result in an appearance that would reflect the historic character of the surrounding area.

The palette of materials chosen will match existing properties along North End Road and my client would be happy for material conditions to be imposed, if the council considers this necessary.

ACCESS

The proposed building will be ancillary to the main dwelling house and therefore the existing access and parking arrangement will remain unchanged.

Please note that the access will be provided on an inclusive basis for all groups of residents and visitors.

PLANNING STATEMENT

1. INTRODUCTION

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 policy and all other material planning considerations. This statement should be considered in conjunction with the above Design and Access Statement.

2. THE SITE AND SURROUNDING AREA

The application site is positioned within the grounds of 'The Old Thatched Cottage', which is an 18th Century two storey Grade II Listed Building. The site lies to the east of Yapton outside of any designated built up area boundary.



Fig 5. Aerial photograph of the application site and neighbouring properties

3. APPLICATION DESCRIPTION

As detailed within the above Design and Access statement, this proposal seeks planning permission for the erection of a detached single storey outbuilding; to be used for ancillary residential purposes in connection with 'The Old Thatched Cottage', a Grade II Listed Building.

The proposed building will be positioned to the rear east side of the site, in place of an existing and unused single storey structure.

Careful consideration has been given to the siting of the building. Given the existing single storey structure (which the proposal is intended to replace), together with the presence of the Grade II Listed Building; it is considered that the siting of the proposal towards the rear of the site would be preferable.

Although sited away from the main dwelling; we are of the view that this would have positive impacts on the setting of the main Grade II Listed Building. In addition, the proposal would be set well away from neighbouring residential properties.

Great care has been taken to ensure that the building is modest in scale, form and design and would appear perfectly in keeping with established built form.

With regard to materials, it would comprise a face brick with plinth wall, with featheredge weatherboarding above. Plain clay tiled roof. All windows to be double glazed timber windows.

Our client would be happy for appropriately worded conditions to be imposed regarding materials.

4. POLICY CONTEXT

a. National Planning Policy

The National Planning Policy Framework (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.

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 environmental role, it refers to *"contributing to protecting and enhancing our natural, built and historic environment..."*.

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.

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"*. 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"*.

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 planning should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*, No. 5, where it details that account should be had of the character of different areas and finally; No. 10 which relates to conserving heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

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’*.

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”*.

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”*.

Section 12 relates specifically to Conserving and enhancing the historic environment. At paragraph 131, this guidance sets out criteria for Local Planning Authorities to consider when determining planning applications, which includes at point 3 *“the desirability of new development making a positive contribution to local character and distinctiveness”*.

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.”*

b. Local Plan Policies

(i) The Local Plan

The Arun District Local Plan was adopted in 2003. The NPPF clearly outlines its method of Implementation within Annex 1 of this document. At paragraph 211, the guidance notes that *‘for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework’*. However, at paragraph 214, it goes on to note that Local Plan Policies can **only be given full weight if adopted since 2004**. *‘In other cases... due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework’*.

We would therefore argue that the implications of paragraph 214 are that the policies of the 2003 Local Plan can be afforded no weight unless they are still explicitly consistent with relevant policies in the NPPF. In our view, this argument is strengthened because full

weight can continue to be given to post-2004 Local Plan policies only if *'there is a limited degree of conflict (with NPPF)'*.

Nonetheless, given this transition period, the Local Plan policies will be referred to; however where this is a conflict, the guidance contained within the NPPF should take precedence.

The Local Plan proposals map designates that the site lies outside of the defined built-up area boundary of Yapton.

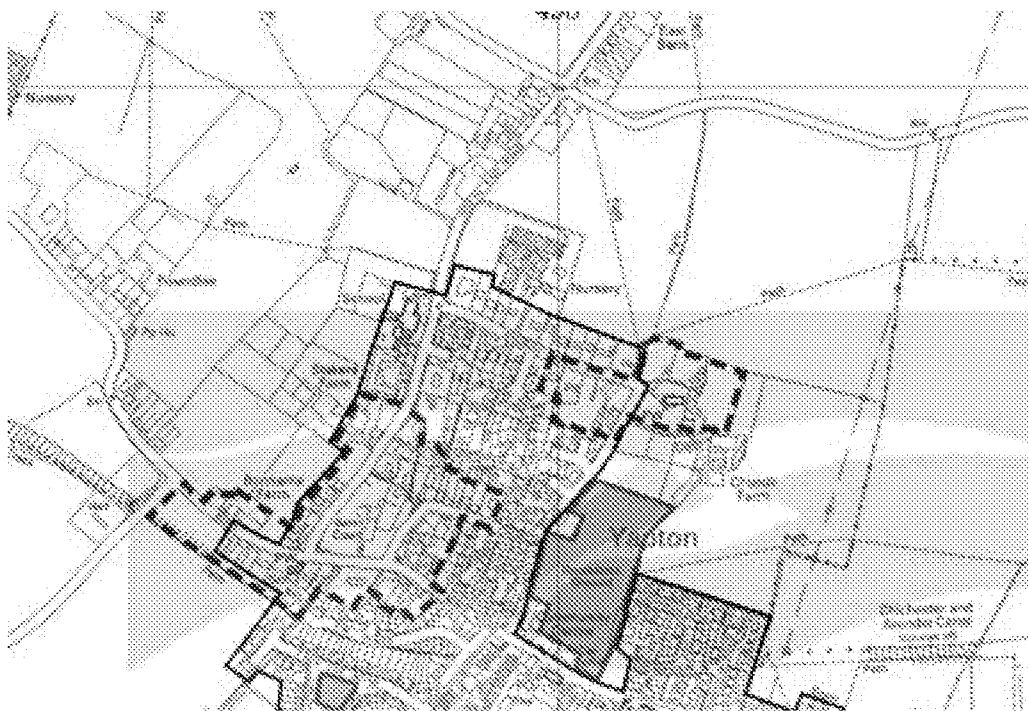


Fig 6. Extract from Inset Map J: Yapton.

Saved Policy GEN3 relates to Protection of the Countryside. This policy notes that the countryside will be safeguarded for its own sake and development will only be permitted if it complies with certain specified criteria or is in accordance with a policy of the plan

Saved Policy GEN7 is entitled the Form of New Development and is a general design

policy which seeks to ensure that development is of a high quality design, which respects and enhances character, and visual amenities.

Saved Policy DEV11 relates to the setting of Listed Buildings. This policy states that *“proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired”*.

(ii) Emerging Policy

The Arun District Local Plan 2011 - 2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State.

The Local Plan sets out a vision for the future of Arun up to 2031. The document sets the planning framework for the district and will detail planning policy and identify the amount of development proposed and where it should be located. It will be used in the consideration of planning applications.

Although it is acknowledged that the Local Plan has now reached a fairly advanced stage, it remain subject to independent examination and it is understood that there are still unresolved objections; as such its policies can only be awarded limited weight at this time.

5. APPLICATION ASSESSMENT

a. Relevant Planning History

According to the Councils on-line planning register, The Old Thatched Cottage has the following planning history:-

- **Planning ref: Y/24/08/L:** Application for Listed Building Consent to replace five west facing windows and one west facing door and one south facing window. Application Refused; Appeal Dismissed.
- **Planning ref: Y/9/02/L:** Application for Listed Building Consent to replace front door and 4 windows to front of house and 2 to kitchen. Replacements to be made of hardwood to match existing door and windows. Painted to match, and windows to be double glazed. Application Refused.
- **Planning ref: Y/19/9/:** Side extension comprising en-suite/ shower room. Approved Conditionally.
- **Planning ref: Y/20/97/L/:** Application for Listed Building Consent for side extension comprising en-suite/ shower room. Approved Conditionally.
- **Planning ref: Y/52/96/:** Single storey extension adjoining existing extension to cottage. Application refused.
- **Planning ref: Y/53/96/L:** Application for Listed Building Consent for single storey extension comprising new bedroom adjoining existing side extension. Application refused.
- **Planning ref: Y/21/93/L:** Application for Listed Building Consent to re-thatch property in existing style with combed wheat straw. Approved Conditionally.

b. Visual Amenities and Design

The proposed building would be of a single storey design and would replace an existing single storey structure of similar scale.

Great care has been given to its scale, form, siting and design of the proposal. It is our view that the building would be of a high quality design and would represent a significant visual improvement, when compared with that existing.



RODWAY PLANNING
CONSULTANCY

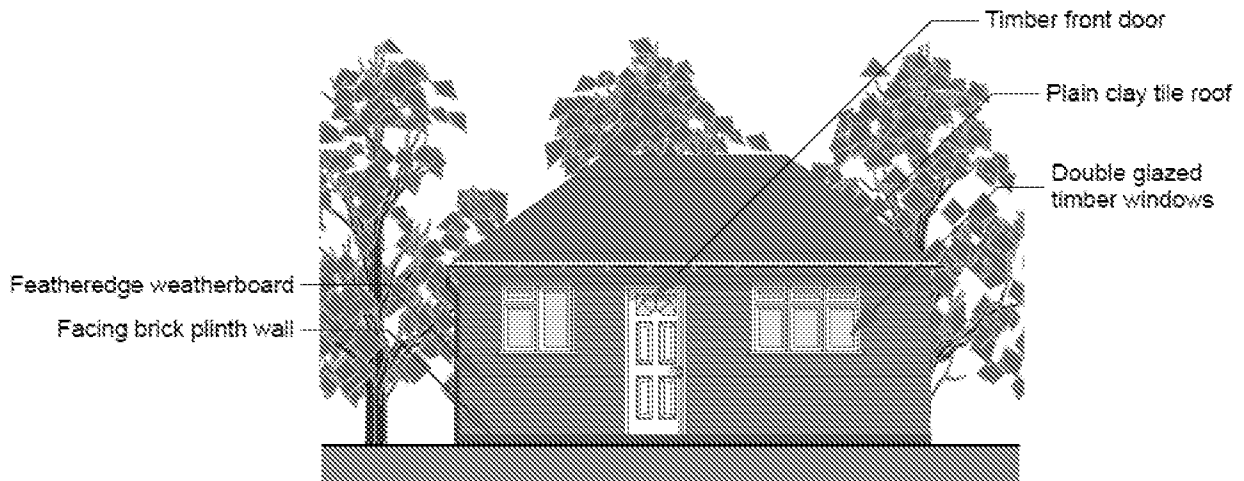


Fig 7. Proposed west elevation

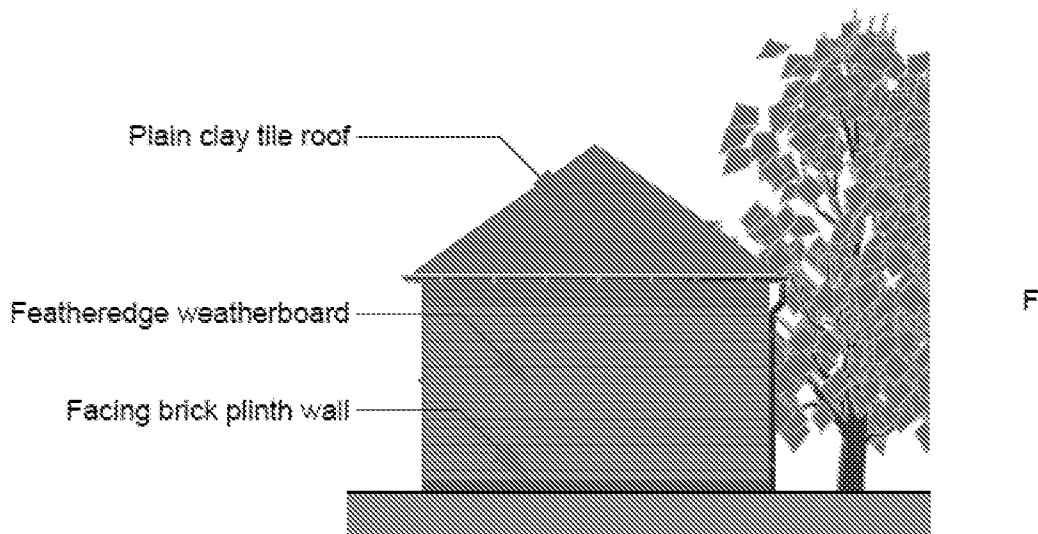


Fig 8. Proposed south elevation

As outlined in greater detail within the submitted DAS, the proposed dwelling has been sensitively designed and would be constructed of appropriate materials to ensure that the special qualities of the adjoining Listed Building remain unimpaired. Our client would be



happy for conditions to be imposed regarding materials, if the Council considers this necessary,

It is considered that the proposed building would be of a high quality design, which would make a positive contribution to the adjoining Grade II Listed Building (The Old Thatched Cottage) and would in no way cause harm to the setting of this building. In line with advice contained within the NPPF and saved Policy DEV11 of the Arun District Local Plan, the proposal would be acceptable and should be treated favorably.

c. Residential Amenity

The proposed building will be positioned to the rear east side of the site; in place of an existing single storey building that is no longer in use.

The site is located adjacent to North End Road, and backs onto open fields. The closest neighbouring properties are Eappa Farm to the north (a detached house) and Brambles (a semi-detached property) to the south.

Due to the siting of the building, towards the rear of the site; it is our view that an ample separation distance would be retained between the proposal and neighbouring dwellings. Taking this into consideration; together with the single storey nature of the building and the existing boundary treatment, it is our view that the proposal would represent an acceptable form of development, which would not cause demonstrable harm to the residential amenities of any nearby property by way of loss of privacy, loss of light or overbearing effect.

d. Proposed Use

The proposal will provide a new detached building within the curtilage of an existing domestic property. The building will provide strictly ancillary accommodation, which will be to the benefit of the existing occupiers of The Old Thatched Cottage, and their guests.

The new building provides a guest bedroom and en-suite shower room. Persons using this accommodation will remain reliant on the host property for main living accommodation, including kitchen and dining facilities.

Therefore the proposed accommodation will not be independent from the main house, and the use is therefore reliant on the principle dwelling. Further the plot will not be subdivided and nor will independent access be provided.

It is therefore clearly evident that the proposal will provide a detached building, which will be entirely ancillary to, and dependent on the host dwelling of The Old Thatched Cottage. A suitably worded condition to this effect can be included with the permission, if this is deemed necessary by the Council.

e. Parking and Access

The proposed building would be ancillary to the main dwelling house and therefore the existing access and parking arrangement on site will remain unchanged.

Please note that the access will be provided on an inclusive basis for all groups of residents and visitors.

f. Landscaping

The site is well screened by dense tree coverage to all sides. No landscaping is proposed as part of this development; however given the sensitive nature of the site and it's immediately surroundings, our client recognises the importance of soft landscaping and is happy for an appropriately worded condition to be imposed if the Council considers this necessary.

6. CONCLUSIONS

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

- The proposal seeks planning permission for the erection of a single storey building, to be used for ancillary purposes in connection with The Old Thatched Cottage;
- The proposal would replace an existing single storey structure of similar scale and size;
- The proposal would represent a visual improvement to the site and its surrounding; both through the loss of the existing unused buildings and its replacement with a building of high quality design;
- Giving the siting of the building; together with its high quality design, the setting of the Grade II Listed Building would not be affected by the proposed development;
- The proposal would be completely screened from the street scene and as such would not detract from the rural area;
- Due to the single storey nature of the proposal; together with existing boundary screening and the proximity from neighbouring dwellings, it is our view that the proposal would not detrimentally affect the residential amenities of any neighbouring property;
- The proposed use would be entirely ancillary to the main house and as such, the existing access and parking arrangement would remain unchanged;
- To conclude, it is our view that this proposal will both preserve and enhance the setting of the Grade II Listed Building; to which this development relates.
- 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 2015