

PLANNING STATEMENT

LAND ADJ. LAKE BARN,
MAYPOLE LANE, YAPTON, WEST
SUSSEX, BN18 0DR

Reserved matters application for the erection of a detached single storey dwelling house with vehicular access from Maypole Lane (pursuant to Y/77/17/OUT granted on 16 July 2018)

April 2019

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1.0 Executive Summary

- 1.1.1 On 16 July 2018, the Secretary of State's Planning Inspectorate issued their decision for the approval of an outline planning application seeking permission for the erection of a detached dwelling house on land adjacent to Lake Barn. The outline scheme was granted with all matters reserved for later consideration, with the exception of the means of vehicular access to the site, which was approved under the outline consent.
- 1.1.2 The appeal decision granted outline planning permission subject to a number of conditions but primarily numbers one and two, which required the submission of the reserved matters within 3 years from the date of the outline consent. The reserved matters left for later consideration are: (i) appearance; (ii) landscaping; (iii) layout; and (iv) scale.
- 1.1.3 Further planning conditions attached to the outline consent required: (4) details of a surface water drainage strategy to be submitted to and agreed by the Local Planning Authority; (5) the necessary consents to be obtained from the Lead Local Flood Authority in respect of the discharge of any flows into a watercourse; and (6) the arrangements for the maintenance of the watercourse to be agreed with the Local Planning Authority.
- 1.1.4 This application provides the requisite details to enable all of the aforesaid reserved matters to be agreed, and also the requirements of the three remaining conditions to be fulfilled subject to further conditions attached to the reserved matters approval seeking compliance with the agreed details during the course of construction and post-completion of the works.
- 1.1.5 The reserved matters show a proposed dwelling house that has been laid out to fit well onto the application site without causing harm to the character and appearance of its surroundings. The architecture is of a contemporary appearance and is entirely suited to the disparate and loose style of surrounding houses and buildings to the site. The application details the high standard of sustainable construction that will be designed into the project, and is reflective of the mantra of sustainable development upon which this scheme is predicated.

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1.1.6 The application has been supported by a full set of scaled plans, elevations and sectional drawings, and is also accompanied by a full Sustainable Urban Drainage Report. We trust that the information submitted with the application is sufficient to enable the Local Planning Authority to grant the reserved matters, however if officers require any further information then the applicant would be entirely happy to agree to any reasoned requests.

1.1.7 The application follows on from the approval given by the Secretary of State for a detached dwelling house on this site, and we therefore promote the reserved matters for approval, with the hope that this can be agreed and work can commence on the development shortly.

1.1.8 In considering the application, we would ask officers to note the following paragraph of the Inspector's appeal decision:

8. Whilst matters concerning appearance, layout and scale have been reserved for future consideration, I see no reason why a dwelling compatible with its surrounding could not be designed for this site.

James Hutchison BA MA MRTPI
Planning Director
Corbil Estates & Planning Ltd

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2.0 Site Description & Relevant Planning History

2.1 SITE DESCRIPTION

- 2.1.1 The application site is located within the countryside between the built up area boundaries (and their associated inset maps on the LPA's proposals map) of Yapton to the south, Barnham to the west and Walberton to the north.
- 2.1.2 The site is not within an area listed within footnote 6, paragraph 11 of the NPPF.
- 2.1.3 Historic England's register of protected assets has identified that there are no statutory listed buildings or scheduled ancient monuments within at least a 300m radius of the application site. The closest listed buildings are The Thatched Cottage (to the west) and The Old Cottage (to the south-west), both of which are located aside of North End Road.
- 2.1.4 The Environment Agency's Flood Map for Planning has been consulted in the preparation of this application, and the site shows as being within Flood Zone 1, with the nearest watercourse and flood zone being located approximately 500m to the east close to the level crossing on North End Road/ Yapton Road.
- 2.1.5 The application site lies within Zone 2 (Five Villages) of the Arun District Council Landscape Study dated August 2006 (2006 to 2026). It is identified within sub-area 22 'Barnham – Yapton Coastal Plain' and has been given a Medium-High rating for Landscape Capacity.
- 2.1.6 There are no habitat constraints on the application site.

2.2 RELEVANT PLANNING HISTORY

- 2.1.1 The planning statement for the outline application has been attached to this statement in **Appendix B**, and we would refer officers to this document for a full account of the planning

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history of the application site and surrounding area. Instead of repeating the contents of previous statements, we hereby only list those entries directly relevant to this application:

2.1.2 Lake Barn, Maypole Lane

Y/20/03 – Conversion of barn to dwelling and erection of garage. Granted on 04 July 2003.

2.1.3 Land Adj to Lake Barn, Maypole Lane

Y/77/17/OUT – Outline planning application for the erection of a detached single storey dwelling house with vehicular access from Maypole Lane. Refused on 31 January 2018.

APP/C3810/W/18/3196233 – Appeal made against the aforesaid refusal. The appeal was allowed on 16 July 2018 and outline planning permission was granted. The appeal decision is contained within **Appendix A**.

3.0 The Proposal

- 3.1.1 The proposal amounts to the submission of reserved matters pursuant to outline planning permission being approved under application reference Y/77/17/OUT.
- 3.1.2 The proposed dwelling house follows a similar design and layout as the outline scheme. It comprises of two living areas positioned in blocks aligned east-west with a connecting glazed hallway linking the two blocks together. The length of the dwelling house at its largest point is 18.9m and its width is 16.8m. The total external floor area is 218m².
- 3.1.3 The proposed elevations show the building to have two mono-pitched roofs with their respective ridges towards the centre of the dwelling house. The result being that the building has a low profile within its setting, and a ridgeline at no greater than 4.82m from ground level. We have provided site sections with this application, and they show how the building will sit lower than the existing ground level to the south and to the west of the site.
- 3.1.4 The access has been retained in the same position as the outline planning permission (this was agreed at that stage), and the frontage of the site will open up into a driveway for 3no cars. A bike shed has been positioned on the northern side of the dwelling house between the building and Maypole Lane. Inkeeping with the remainder of the scheme, it is intended to render the outbuilding and add a mono-pitched roof to the outbuilding. The total external floor area of the outbuilding will be 15.8m² and the height of the structure will be no more than 2.5m.
- 3.1.5 A landscaping scheme has been submitted on the proposed site plan showing areas of hardstanding and structural soft landscaping, including hedgerows and significant ornamental planting around the dwelling house. The undeveloped parts of the site will be put to grass.

4.0 Relevant Planning Policy Context

4.1 STATUTORY LEGISLATION

4.1.1 The following list documents the legislative basis for determining the application:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Order 2004
- Town and Country Planning (Development Management Procedure) Order 2015

4.2 NATIONAL PLANNING POLICY FRAMEWORK (& PPG)

4.2.1 The introductory text for the revised NPPF (July 2018) states that the National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It goes on to state in paragraphs 2 and 212:

2. ... *The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.*

212. *The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.*

4.2.2 The achievement of sustainable development is at the heart of the NPPF, and is defined under paragraph 8 as meeting economic, social and environmental objectives.

4.2.3 Paragraph 11 of the NPPF sets out how the presumption in favour of sustainable development should be applied in plan-making and decision-taking.

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4.3 DEVELOPMENT PLAN

- 4.3.1 The current Local Plan was adopted in July 2018 and sets out the plan for the district over the period from 2011 to 2031. It contains a range of spatial and development management policies to guide decision taking on applications. Those relevant to the determination of a reserved matters application for the supply of housing are included within the table below.

ARUN DISTRICT COUNCIL LOCAL PLAN 2011-2031	
Policy Ref:	Policy Description:
SD SP1	Sustainable Development
C SP1	Countryside
LAN DM1	Protection of Landscape Character
H SP1	The Housing Requirement
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal Space Standards
ECC SP1	Adapting to Climate Change
ECC SP2	Energy and Climate Change Mitigation
ECC DM1	Renewable Energy
T SP1	Transport and Development
T DM1	Sustainable Travel and Rights of Way
W SP1	Water
W DM3	Sustainable Urban Drainage Systems
WM DM1	Waste Management

4.4 YAPTON NEIGHBOURHOOD PLAN

- 4.4.1 The neighbourhood plan for Yapton was adopted in October 2014 and is now based on an outdated housing requirement. It is not in accordance with either the Local Plan or the updated

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NPPE. Notwithstanding this, for the purposes of completeness and in the assessment of some of the reserved matters under this application, the following policies are detailed below.

YAPTON NEIGHBOURHOOD PLAN (OCTOBER 2014)	
Policy Ref:	Policy Description:
E4	Minimising the Environmental Impacts of Development
E11	Minimising the Impact of Flooding from Development
PK1	Parking Standards for New Residential Development

5.0 Planning Appraisal

5.1 PRINCIPLE OF DEVELOPMENT

- 5.1.1 The principle of the development of this site for the provision of a single dwelling house has already been established by the granting of outline planning permission under application reference Y/77/17/OUT. The agreement of outline planning consent is in effect part 1 of a 2 stage planning permission, with the reserved matters forming the second stage. The NPPG sets out an explanation of the outline and reserved matters process as follows:

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

[Paragraph: 005 Reference ID: 14-005-20140306]

Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (ie they can be 'reserved' for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Paragraph: 006 Reference ID: 14-006-20140306]

- 5.1.2 In this case, outline planning permission was granted with a condition attached requiring the following details to be submitted for later determination: (i) appearance; (ii) landscaping; (iii) layout; and (iv) scale. In terms of what needs to be taken into account with each of these reserved matters, the following extracts from paragraph 006 of the NPPG are relevant:

- *'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*
- *'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a)*

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screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

- *'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*
- *'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.*

5.1.3 With the principle of the development and the means by which the site will be accessed from Maypole Lane having already been agreed at the outline stage, the decision as to whether or not this application can be agreed turns on the acceptance of the material submitted by the applicant to robustly deal with the aforementioned four matters. In considering the details of this application, we would ask that officers carefully note the similarities between the plans shown in this application and those that were presented under the outline scheme.

5.1.4 However, it should be noted that with the outline permission withholding the majority of matters that determine the final design of the scheme, there is a significant degree of flexibility in this application to provide a different form of development on the site provided that the quantum and access does not change. The proposed scheme is based on a single storey detached dwelling house, for that is what was agreed in the outline permission, and for which the Planning Inspector stated the following in his decision:

7. *Development of the site for one dwelling would be a continuation of the linear form of development along Maypole Lane. Given the siting and likely scale of the dwelling, which the indicative drawings suggest would be single storey, and having regard to the existing mature planting along the boundary and the surrounding built form, I consider that this development would not have a significant effect on the character and appearance of the countryside at this point.*

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8. *Whilst matters concerning appearance, layout and scale have been reserved for future consideration, I see no reason why a dwelling combatable with its surrounding could not be designed for this site.*

(Our underlining for emphasis)

- 5.1.5 With the principle of a single storey detached dwelling house on the site already agreed, we turn to the following reserved matters in the sequence of their order within condition 1.

5.2 (i) APPEARANCE

- 5.2.1 In respect of the matter of appearance, policy D DM1 of the Local Plan requires new development to: *'demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area'.*
- 5.2.2 The applicant has engaged with a thorough design process to understand the context of the character of the area and with a view to providing an architecturally distinctive building that fits appropriately within the low lying arable context of the land in which the site is located.
- 5.2.3 The building of Lake Barn to the west is, as its name suggests, a barn conversion of historic appearance with subtle changes that have occurred to transform it into residential use. The barn is characteristic of the rurality of its original function, however it has resulted out of a historic building conversion, and it is not considered appropriate therefore to try and recreate a similar structure and appearance on the application site.
- 5.2.4 To the east of the application site is an area of land comprising pre-fabricated park homes, which whilst being a familiar sight within Yapton and the surrounding coastal area, is not considered to be an architectural style which should in anyway dictate the appearance of this new development. There are no other buildings within the immediate vicinity of the site and in which the building would be seen within the same context.

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- 5.2.5 It is consequently held that the site has the potential and is well suited to a contemporary form of architecture that, provided the design and craftsmanship is well executed, could be different and individualistic in its appearance when compared with its immediate neighbours.
- 5.2.6 The proposed contemporary form of architecture used in this design is considered to be exemplary and visually distinctive, thereby creating a building that will add visual interest to its immediate surroundings. The use of render and glazing within the building are appropriate given the form of architecture being used, and the sedum roof on the northern slope will assist in blending the building into its natural surroundings.
- 5.2.7 The proposed architectural style and overall appearance of the building is considered to be perfectly well-suited to the application site and its surrounding rural context.

5.3 (ii) LANDSCAPING

- 5.3.1 In respect of the matter of landscaping, policy D DM1 of the Local Plan requires new development to: *'Make the best possible use of the available land by reflecting or improving upon the character of the site and surrounding area, in terms of its... landscaping and design features'*, as well as *'incorporating existing and new tree planting as an integral part of development proposals'*.
- 5.3.2 The existing site is already put to natural landscaping as, being formerly within an agricultural use, it is put to grass and has soft vegetated boundaries comprising of small trees and hedgerows. The applicant has already implemented some additional tree planting along the western boundary of the application site. The Inspector noted in his appeal decision that the northern boundary of the site is already screened by a mature hedgerow along Maypole Lane.
- 5.3.3 The applicant has shown some additional soft landscaping on the proposed site plan, including some supplementary hedgerow planting along the northern boundary of the site, and some more decorative and ornamental planting around the front elevation of the building itself. The remainder of the site will be laid to grass lawn (potentially interspersed with planted flower beds post-completion and at the discretion of the applicant).

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5.3.4 The applicant has shown areas of hard-landscaping on the application site, most notably in the frontage of the property where the driveway and parking areas are demarcated from the grassed areas in the remainder of the garden. The driveway will be constructed of permeable shingle/gravel surface in accordance with the SUDS strategy submitted with the application.

5.3.5 Having regard to the low height of the proposed dwelling house, and the absence of any distinctive public views or vantage points, there is not considered to be any need for significant landscape screening to try and hide the building.

5.4 (iii) LAYOUT

5.4.1 Policy D DM1 includes sections within the policy justification entitled layout, however mostly these make reference to larger schemes that involve the placement of buildings and routes across a wider development site. Criterion 1 of the policy entitled 'character' does however, refer to the importance of layout and siting in terms of the need to ensure that the development sits correctly on the site and amongst its surroundings.

5.4.2 The proposal in this case is for a single storey dwelling house of circa 218m² in gross external floor area. The extent of the footprint of the building is largely dictated by the fact that it is concentrated on one level, thereby reducing the overall height of the building and therefore its visual impact in the wider landscape character of the area. The footprint of the building and the need for car parking and turning space to the front of the property dictates its proposed siting on the plot. It therefore occupies a central position on the site in much the same way as the outline scheme located the building.

5.4.3 In respect of the outline scheme, the Inspector clearly considered the indicative siting and layout of the development as shown on the then proposed site plan, and commented in his decision that:

17. *I have found that the development would not be harmful to the area's character and appearance and there would be no conflict with Policy GEN7 in this regard.*

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- 5.4.4 For the avoidance of any doubt, Policy GEN7 of the former Local Plan was entitled 'The Form of New Development', and as its title suggests, the policy was the Local Planning Authority's tool for requiring an appropriate layout and siting of new development. By virtue of the fact that the layout is not indifferent to the outline approval (albeit allowing for minor variances as would be expected with layout reserved at the outline stage), and the Inspector particularly cited no concerns with a conflict against this policy on the basis of the indicative plans, the appellant contends that there cannot now be a conflict against similar policies within the new Local Plan.

5.5 (iv) SCALE

- 5.5.1 In respect of the matter of scale, policy D DM1 of the Local Plan states:

The scale of development should keep within the general confines of the overall character of the locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 5.5.2 The indicative elevational drawings that were submitted with the outline planning application showed two mono-pitched roofs on the proposed dwelling with the southern-most slope reaching 5.0m at the ridge, and the northern-most slope reaching 5.6m at the ridge. Following more detailed design work to inform the reserved matters stage, it has been possible to reduce this height to 4.89m from ground level to the ridge. Furthermore, the width of the dwelling house has been reduced from 19.6m to 16.8m.

- 5.5.3 In terms of the Inspector's assessment of the likely scale of the proposed development on the site, we would refer officers again to paragraph 17 of the appeal decision, in which the Inspector cited no harm with the proposed development. On the basis that it is simply implausible for the Inspector to have granted an outline permission for a materially larger scheme on the premise of no harm being caused to the character of the area, it is similarly an implausible position to now seek to restrict the scale of the proposed development on the site when this is of a lesser scale than the former proposal that preceded it and for which received approval.

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- 5.5.4 The scale of the proposed dwelling house is considered to be commensurate with the site's surroundings, and having regard to the relatively low and minimal undulating landscape and topography that surrounds the application site. Sections Y-Y and Z-Z on the proposed site section drawings shows the position of the new building in a slight depression, and this will assist in mitigating the height and scale of the proposed development to an even greater extent, however overall the visual impact of the scheme is not considered to cause any harm.
- 5.5.5 Officers will note that a new outbuilding has been proposed on the plans where there was not one before under the outline approval. The proposed outbuilding will function as a bicycle store with a view to promoting the use of sustainable modes of transport, and will also have the capacity of functioning, in part, as a garden /tool store. This is considered to be essential, primarily for the storage of bicycles, but also in order that basic garden storage can be accommodated on the site without future pressure for more outbuildings post completion. The outbuilding is considered to be commensurate in design and scale for its intended purpose.
- 5.5.6 Overall, the proposed development at reserved matters stage represents a lesser scale than the indicative plans showed at the outline stage. In view of the fact that the Inspector deemed there to be no harm caused to the character of the area on the basis of the indicative plans, we trust therefore that officers will likewise give their support to the scale of development being proposed at the reserved matters stage.

5.6 AMENITY OF NEW DEVELOPMENT & NEIGHBOURING PROPERTIES

- 5.6.1 Criterion 3 of policy D DM1 of the Local Plan sets out the Local Planning Authority's expectations in terms of the requirement for the proposal to have a minimal impact on users and occupiers of nearby property and land. It states that new development should '*avoid a loss of significant sunlight, privacy and outlook and unacceptable noise and disturbance*'. In view of the separation distance to the nearest neighbouring dwelling house and its associated outdoor amenity space (which would be the host property of Lake Barn) there would be no impact.
- 5.6.2 Policy D DM2 of the Local Plan requires that new residential development provides satisfactory internal space standards for future occupiers. It references the nationally described space

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standards for new dwellings, most notably in the case of a potentially 4 bed dwelling (in the event that the office were to be used as a bedroom) such as the proposal, minimum compliance with the standards would require a total internal floor space of 117m². It can readily be seen that the internal areas of the proposed dwelling would vastly exceed the minimum standard.

- 5.6.3 Furthermore, the outside garden area to the rear of the property provides an outdoor amenity space of greater area than the footprint (and therefore floor space) of the proposed dwelling, and this is notwithstanding further private garden areas that are available for use to the sides and front of the main building. There is a considerable amount of outdoor space for the requirements of future occupiers. Furthermore, with up to 3no vehicles being capable of being parked and turned within the site's frontage, off-street parking is not an issue and the application is compliant with policies T SP1 and DM1 of the Local Plan in that regard.

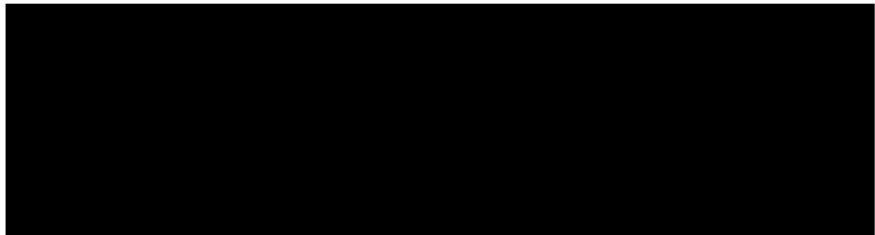
5.7 SUSTAINABILITY

- 5.7.1 Policy ECC SP2 of the Local Plan requires that new residential development be energy efficient and that applications for the same: achieve energy efficiency measures applicable at the time of submission; use design and layout to promote energy efficiency; and incorporate decentralised, renewable or low carbon energy supply systems such as solar panels. Policy ECC SP1 also requires other measures such as water efficiency and SUDS.
- 5.7.2 In order to meet the objectives of these two planning policies within the Local Plan, a series of sustainability measures have been adopted in the design of the proposed development. To avoid repetition within the planning statement, we would instead refer officers to consider the list contained within the applicant's design and access statement. The most visible measures to be adopted include the positioning of photovoltaic panels on the southern roof slope, a grass sedum roof on the northern slope, rainwater harvesting and SUDS, an air source heat pump on the northern elevation, and there will also be a private on-site sustainable sewage system.
- 5.7.3 The combination of the totality of the sustainability measures to be incorporated into the proposed scheme will mean that the final development will be highly sustainable, and therefore full compliant with the objectives set out within policies ECC SP1 and SP2.

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