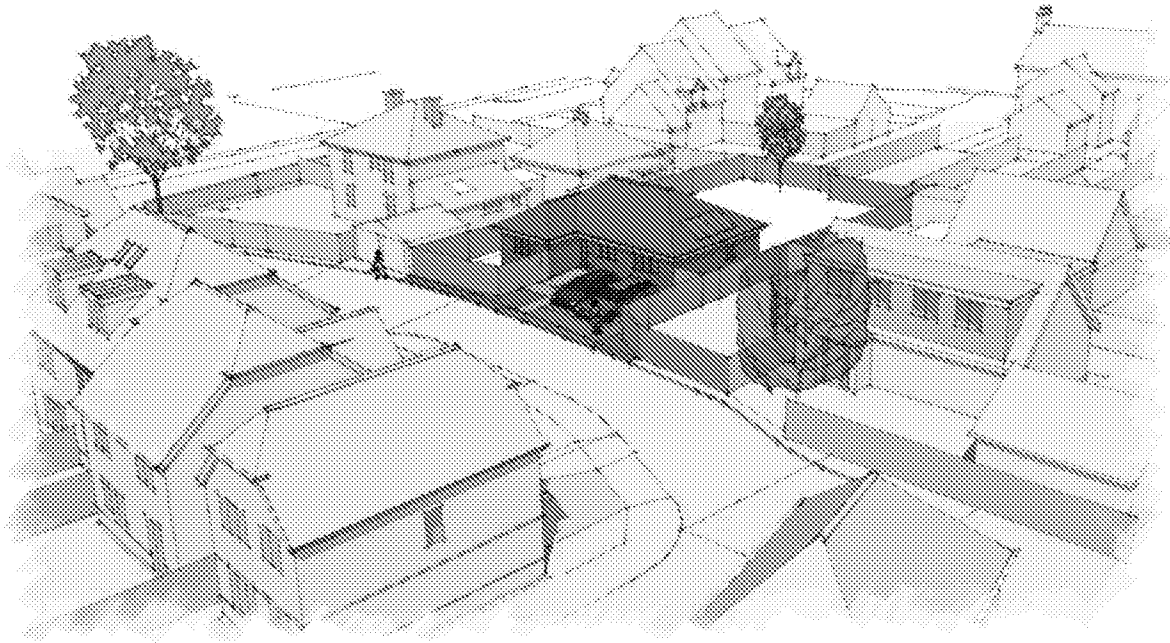


Indicative sketch aerial view from south-west – (for illustrative purposes only)

design and access statement

Prepared on behalf of the applicant:
PRIME SECURITIES LIMITED.

In respect of:
AN OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR 1 No DETACHED
BUNGALOW DWELLING.

Location:
LAND NORTH OF KINGSWOOD AND KINGSCLARE – KINGS CLOSE - YAPTON.

Prepared by:
CRESCENT DESIGNS (SUSSEX) LIMITED

Date: 21 DECEMBER 2021

REV A 12.01.22 - Updated for outline planning application submission

1.0 Introduction and background

This document has been prepared to support an outline planning application, with all matters reserved, to erect a single detached bungalow dwelling, following the submission of a pre-application advice enquiry ref PAA/79/21/ and the case officers response dated 29 October 2021.

CONCLUSION OF PRE-APPLICATION ADVICE

The pre-application advice concluded that were an application for planning permission be submitted, based on the comments contained therein, it would likely be approved in principle.

PREVIOUS APPLICATIONS

The current outline planning application is also preceded by the refusal of an outline planning application for 1 No Chalet Bungalow, with all matters reserved, reference Y/23/21/OUT and dated 23 April 2021 and the refusal of a full planning application for 2 No 3-Bedroom semi-detached dwellings, reference Y/97/20/PL and dated 26 November 2020.

The 2 reasons stated by the council for refusal of the previous outline application Y/23/21/OUT for a chalet bungalow are noted as:

Reason 1: *The site, by virtue of its character and close proximity to neighbouring dwellings, is considered unsuitable to accommodate a substantial chalet style dwelling without damaging the character of this established residential area and the residential amenities of adjoining properties contrary to policies D SP1, D DM1 and QE SP1 of the Arun Local Plan, Arun Design Guide and relevant paragraphs of the National Planning Policy Framework.*

Reason 2: *Having regard to the proximity and relationship of the dwelling to neighbouring residential properties the proposal would create unacceptable living conditions for the occupants of adjoining properties through overbearing, limiting their outlook and overshadowing, April Cottage, Main Road and Kingswood, Kings Close, in conflict with policies D DM1, and QE SP1 of the Arun Local Plan, Arun Design Guide and relevant paragraphs of the National Planning Policy Framework*

THE CURRENT PROPOSAL

The current proposal is demonstrated by the submitted outline planning application and the sketch information submitted for illustrative purposes only and not forming part of the outline planning application with all matters reserved.

The current proposal seeks to respond to the above reasons for refusal and the latest pre-application advice as follows:

1. SUITABILITY OF THE PROPOSAL WITH RESPECT OF THE SITES CHARACTER.

- The proposal illustrates the potential of a less substantial single storey bungalow form with a lower pitched roof subservient within the residential character of the area and the residential amenities of the adjoining properties.

2. PROXIMITY AND RELATIONSHIP TO NEIGHBOURING RESIDENTIAL PROPERTIES.

- The proposal illustrates the potential of a less substantial bungalow on the site with a smaller footprint, reduced height and greater spacing from the April Cottage and Kingswood boundaries.

REFERENCE TO ARUN DESIGN GUIDE SPD

The pre-application advice indicates that a bungalow could be provided on the site complying with relevant policies in the Arun Local Plan 2011-2031 and paragraphs of the NPPF including consideration to housing land supply. However, the advice requests reference to the Arun Design Guide with respect of the proposal.

The current outline planning application with all matters reserved promotes the potential development of a bungalow dwelling with frontage to Kings Close and with its own access onto Kings Close, demonstrated by the illustrative sketch information submitted with the application.

Part P.01 of the SPD 'Infill Development', provides guidance on various forms of infill development and the following comments are made with respect of the illustrative sketch material submitted and the various matters identified in the guide believed to require consideration, balanced with the pre application advice received.

Pattern of Development – The pattern of development layout density and character of the immediate area east of Kings Close is that of 1 and 2 storey detached houses, chalet bungalows and bungalows. Orientation positioning and relationship to boundaries of these dwellings, within their curtilage, varies and noting with respect of Part H.04 of the SPD 'Residential Outdoor Amenity & External Space Standards':

- April Cottage due its orientation within its site appears to benefit from a large rear garden to the east and effectively presents a side elevation south towards the site. The illustrative sketch information submitted with the application demonstrates a generous distance for a side to side configuration between the bungalow and Kingswood comparable with the surrounding properties.
- Kingswood appears to effectively benefit from reasonably sized private amenity space both to the north and south of the dwelling. The Arun Design Guide SPD does not appear to pictorially illustrate guidance on separating distances between the side of a proposed single storey bungalow and an existing two storey dwelling. However, the illustrative sketch information provided with the application demonstrates how the southern elevation of a hipped roof bungalow on the site might acceptably relate to the north facing gable elevation of Kingswood.
- The Lilacs and Kingsclare have an existing established direct back to back separation distance and proximity to their rear boundaries. The illustrative information provided with the application demonstrates that this relationship can remain.

Building Line – The building line to Kings Close is informal in nature. The illustrative information provided with the application demonstrates a form responding to the existing road curvature and informal alignment of the existing buildings adjacent Kings Close.

Building Spacing – The orientation of the site and the limited number of existing buildings adjacent the east side of Kings Close does not provide a formalised building street frontage spacing. The illustrative information provided with the application demonstrates an informal street frontage spacing generally in keeping with the group of existing buildings immediately east of Kings Close.

Height Scale and Massing – April Cottage to the north of the site is a 2 storey House and Kingswood to the south of the site is a 2 storey Chalet dwelling (1.5 storey effective height) and characterise the varied scale of the street scene on this side of Kings Close. In response the illustrative information provided with the application demonstrates how a subservient scale bungalow, can sit comfortably on the site, in terms of height scale and massing.

Boundaries – The site itself is currently enclosed with 1800mm high screen fencing including that facing onto the Kings Close frontage which also includes a field gate access. Both April Cottage to the north and Kingswood to the south are characterised by 1800mm high screen fencing to their boundaries with Kings Close. In response the illustrative information provided with the application demonstrates how this screen fenced characteristic can be maintained across part of the application sites frontage whilst allowing an open area for the purposes of pedestrian access to the proposed bungalow and car parking.

External Space – The illustrative information provided with the application demonstrates that the site is large enough to provide sufficient rear garden space.

Outlook – The illustrative information provided with the application demonstrates how a single storey bungalow on the site might preserve existing amenity by avoiding overlooking existing windows and private gardens.

GENERAL

The site lies on the east side of Kings Close some 30m south of the junction with Main Road and comprises a vacant plot of land historically part of the garden areas of the existing dwellings Kingswood and Kingsclare.

The existing site is bounded to the north, east and south by an 1800mm high timber fence separating the site from the neighbouring residential properties and an 1800mm high timber fence and field gate with crossover fronting Kings Close.

The applicant Prime Securities Limited are the owners of the proposed plot and wish to promote the development of the site with a single dwelling.



Approaching existing site frontage from the north.



Approaching existing site frontage from the south.



View of existing site frontage from west.

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2.0 Character and Physical Context of the Site

The site is within a residential area characterised by a mixture of dwelling types and varying heights up to 2.5 storey. The appearance of the area is characterised with pitched roofs of plain tiles and slate over stock brick walls with feature boarding, render and tile hanging at first floor level.

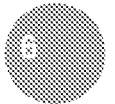
The site:

- Is a vacant area of land with a Garden Room Type Log Cabin towards the northern boundary and a few small trees / shrubs dotted around the boundaries. The site measures some 15.9m in width and some 30.8m in depth providing a site area of approx. 0.049 Ha. The site's existing topography is generally level.
- The northern boundary is formed by a 1800mm high timber fence separating the site from the adjacent detached dwellings April Cottage and The Lilacs.
- The eastern boundary is formed by a 1800mm high timber fence separating the site from the end of Beverley Close and the rear gardens of the terraced dwellings 9 and 10 Victoria Villas.
- The southern boundary is formed by a 1.8m high close boarded fence separating the site from what appears as the northern of dual garden areas (north and south) of the detached dwellings Kingswood and Kingsclare.
- The western boundary is formed by a 1.8m high timber fence and field gate with an existing crossover fronting Kings Close and the opposing semi-detached dwellings 5 and 6 Kings Close.

3.0 Site Evaluation

The following features constraints and opportunities have been identified:

- The site offers the opportunity to provide an additional dwelling, within the built-up area of Yapton.
- The relationship of the proposed development to the North and South boundaries of the site requires careful consideration.
 - To the north
 - April Cottage due to its orientation presents a side elevation incorporating a single storey addition to its southern boundary, the main garden amenity space appears to lie to the north and east.
 - The Lilacs incorporating a single storey addition on its southern side is positioned on its plot particularly close to its southern boundary with what appears as garden amenity space to the north.
 - To the south
 - Both Kingswood and Kingsclare present a garden amenity space to their northern boundaries and appear to also benefit from a garden amenity space to the south.
- The generally level topography of the site should promote and facilitate safe and inclusive access to the proposed development.



4.0 Use

As a residential proposal the scheme is in keeping with its surroundings as it is within a residential area. The proposed use is therefore considered acceptable.

5.0 Amount

A single detached bungalow would provide 1 dwelling on a net site area of 0.049 Ha equating to a housing density of approximately 20 dwellings per Hectare comparable with the immediately adjacent dwellings on the east side of Kings Close.

6.0 Layout

Details of Layout are not proposed as part of the submission. However, indicative sketch information is provided with the application to illustrate how the footprint of a potential bungalow dwelling might be located within the proposal site.

7.0 Scale and Massing

Details of Scale are not proposed as part of the submission. However, indicative sketch information is provided with the application to illustrate how a dwelling might be accommodated within the street scene together with sketch perspective views.

8.0 Landscaping

Details of Landscaping are not proposed as part of the submission.

9.0 Appearance

Details of Appearance are not proposed as part of the submission. However, indicative sketch information is provided with the application to illustrate how a dwelling might respond to the character of the area in the form of a street scene and perspective views.

10.0 Access

Details of Access are not proposed as part of the submission. However, indicative sketch information submitted with the application illustrates a generally level site promoting inclusive access and:

PARKING - How 2 car spaces and manoeuvring might be incorporated from Kings Close together with provision of secure bicycle storage in the rear garden for 2 cycles thereby promoting the use of alternative forms of transport.

ELECTRIC VEHICLE CHARGING - It is envisaged that in any later reserved matters or detailed planning application that one car space would be provided with an active car charging point as part of the proposal with any remaining car parking spaces provided with passive ducting for future provision if required.

It is also noted that WSCC Highways authority previously concluded, with respect of the previous planning applications for both 2x3 bedroom dwellings or a single chalet style dwelling, that there were no transport grounds to resist the proposals.

11.0 Foul and Surface Water Drainage

Referring to the Planning Validation Interactive Map the site lies within the Lidsey Foul Water Treatment Catchment Area.

FOUL DRAINAGE

A Foul Water Sewer appears to be available adjacent the site in Kings Close.

FLOOD AVOIDANCE

Referring to the Environment Agencies Flood map for Planning the site defined by the red line planning boundary is within flood zone 1, an area with low probability of flooding.

SURFACE WATER DRAINAGE

It is anticipated that any detailed surface water drainage strategy, monitoring of ground water levels and percolation testing that may be required will be secured in this instance by way of planning condition.

12.0 Land Contamination Assessment.

The previous use of the land comprising the site was domestic gardens and this appears to date back to circa 1937. A desktop study was previously commissioned by the same applicant in 2013 in connection with the site to the west of Kings Close, now developed. The historical land use data in the above report appears to also identify an area east of Kings Close including the site the subject of this application as follows:

- Potentially Contaminative Industrial Use (Past Land Use)
- Potentially Infilled Land (Non-Water)

Contamination is not suspected on the site however the above is noted for transparency.

It is anticipated that any detailed assessment that may be required will be secured in this instance by way of planning condition or form part of a detailed or reserved matters application, should such an application be forthcoming

13.0 Ecological Survey and Bio-Diversity

An Ecological Survey (Phase 1 Habitat Assessment) and Biodiversity Enhancement Plan has not been submitted with the current outline application, with all matters reserved, on the basis that if this information is required it would best be prepared and inform at the time of a detailed or reserved matters application, should such an application be forthcoming.

14.0 Energy Statement & Sustainable Construction

Although the current application is in outline with all matters reserved it is considered that a single detached bungalow dwelling on the site offers opportunities within any detailed design, that may be forthcoming, to reduce its environmental impact using sustainable construction and the use of low carbon technologies with emphasis on “lean” to reduce energy demand including the selection of individual building heating to achieve as or better standards than that required to comply with the building regulations Part L.

Such as the promotion and use of:

- Efficient low carbon energy sources
- Low energy lighting quantified in number of fittings as or more than that required by the building regulations.
- Appliances rated A+ or A for energy and water consumption.

- A high level of air tightness quantified as or better than building regulation requirements to ensure space heating load is reduced.
- Thermal insulation values and air changes quantified as or better than building regulation requirements.
- Natural lighting and ventilation via opening windows and doors to all habitable rooms for health and wellbeing.
- The use of water efficient goods and fittings such as aerated taps and low flow showers quantified as limiting water use to 110litres/person /day.
- Rainwater butts fitted to rear garden downpipes.
- Modern Methods of Construction minimising waste.
- Sustainable Surface Water Drainage Systems as is practicable and appropriate to the site.
- Cycling as a form of transport through inclusion of secure cycle storage on site.
- Provision of on curtilage of dedicated charging adjacent parking spaces for electric vehicles.

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15.0 Conclusion

As an outline planning application with all matters reserved the proposal presents a valuable opportunity to increase the efficiency of land use within the existing urban area and in principle provide:

- An additional dwelling in a sustainable location within the built-up area, in line with national and local planning policy objectives.

END.