



Land Rear of Eappa Farmhouse,
North End Road, Yapton

Planning, Design & Access Statement

Site Location

- This part of North End Road, Yapton is residential in character. The application site is bounded by residential properties along North End Road to the north and south.
- The site is located a short distance to the north of the village of Yapton. Yapton primary school is a short distance to the south and slightly further away there are a range of facilities within the village. Yapton is well supplied with village services including two churches: St Mary's CE, and a non-denominational chapel, a primary school, four public houses, a fine village hall now featuring a Millennium clock tower, and a variety of shops.

Assessment of physical context

- The site comprises the eastern part of a larger garden to Eappa Farmhouse.
- It falls within the definition of Previously Developed Land (PDL).
- It has a backland position but the site depth and boundary planting is such that it will not cause any problems with regard to overlooking, overshadowing or adverse visual impact on its surroundings.
- It is located within a well defined grouping of housing development which is located to both sides of North End Road - see attached aerial photograph.
- It is located in a sustainable location being within walking and cycling distance of facilities as well as having an hourly bus service connecting to Yapton, Walberton and to Barnham with its railway station.

Social/economic context and planning context.

- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance.
- The site lies within the countryside with no special planning designations. As such it constitutes 'ordinary countryside' for the purposes of planning policy.
- There is a previous planning permission for the erection of a two storey

- The scale and character of the surrounding area and in particular the site relationship with the houses sited forward to the west. Although there is no one particular elevational treatment associated with this locality, the application has sought to reflect quality design elements of traditional farm buildings, drawing on research undertaken at the Weald and Downland museum. – red brick walls with barn hipped gabled ends; brick dentil courses; plain clay tile hanging with decorative tiling; plain tiled roof.

Design Principles

- Having regard to the advice contained within PPS3 it is considered that a design response, which incorporates the characteristics of traditional Sussex farmhouse buildings, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.
- For this reason a 'historical farmhouse' style design approach is considered appropriate.

Amount of development

- A single, three bedroomed farmhouse style dwelling is proposed.

Layout

- The location of the site acting as a transition between compact linear road frontage development and the countryside beyond to the east requires a sensitive response in terms of building design to ensure that any proposed development has a satisfactory relationship with its surroundings. This has been achieved with careful attention to the design of building and its siting.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site, in accordance with current national and local planning policies.

Scale

- The dwelling will be a one and a half storied building.

Landscaping

- The existing hedgerows and trees on the boundaries are to be retained where possible with additional planting and/or boundary fencing to all boundaries to screen views.

outbuilding [Y/43/00 refers] which would have been used as additional residential accommodation. The visual impact and amount of activity between the extant planning permission and the application proposal would be comparable.

- Policy DEV2 'Protection of the Countryside' finishes with the following statement:

"Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v)."

- In my professional opinion the application proposal will comply with this requirement. It does not extend an isolated group of houses. Nor does it consolidate linear or sporadic development. It constitutes the rounding-off of a concise grouping of housing within the countryside and as such accords with DEV2.
- In addition PPS3 seeks to maximise the use of PDL land for housing. As detailed above the application site comprises PDL - being within the curtilage of Eppa Farmhouse. The proposal therefore receives support from PPS3.
- The site is, in my view, large enough to accommodate a dwelling without detracting from the character and appearance of the area. The proposed development would not erode the open character of the settlement or disturb its informality. It would not extend the built up area into the surrounding agricultural landscape or because of its relationship to open countryside detract from its character or appearance. In forming this view, I had taken into account that the appeal site is previously developed land as defined in PPS3. PPS3 makes it clear that the fact that land may have been previously developed does not on its own, justify developments. Nevertheless, the fact that the site can be regarded as previously developed land gives support to my conclusion on the principle issue that the proposed development would not detract from the character and appearance of the area. As such, it would comply with the guidance on residential development contained in PPG3.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.