

PLANNING, DESIGN & ACCESS STATEMENT

Alterations and extensions to existing redundant garage building to create 1 no. dwelling and associated works

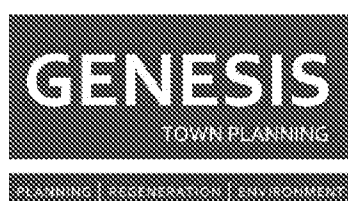
at



Reptune Garage
Main Road
Yapton
BN18 0EA

October 2017

Ref: 17051/PDAS01



CONTENTS

1.0 INTRODUCTION 1

2.0 THE SITE 2

3.0 SITE HISTORY4

4.0 RELEVANT PLANNING POLICY 6

5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL 10

6.0 CONCLUSION 14

1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a planning application for alterations and extensions of an existing 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 Adopted Local Plan 2003 and the Publication Version (Feb 2014) of the emerging Local Plan. 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): 1045/DPA01 Rev 01
 - Existing & Proposed Block Plan: 1045/DPA02 Rev 01
 - Existing & Proposed Site & Roof Plan: 1045/DPA03 Rev 01
 - Existing & Proposed Floor Plans: 1045/DPA04 Rev 01
 - Existing & Proposed Southwest & Southeast Elevations: 1045/DPA05 Rev 01
 - Existing & Proposed Northeast & Northwest Elevation:
 - CIL Additional Information Requirements Form
 - CIL Liability Form
 - Local Validation & Biodiversity Checklists
 - Planning, Design & Access Statement

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

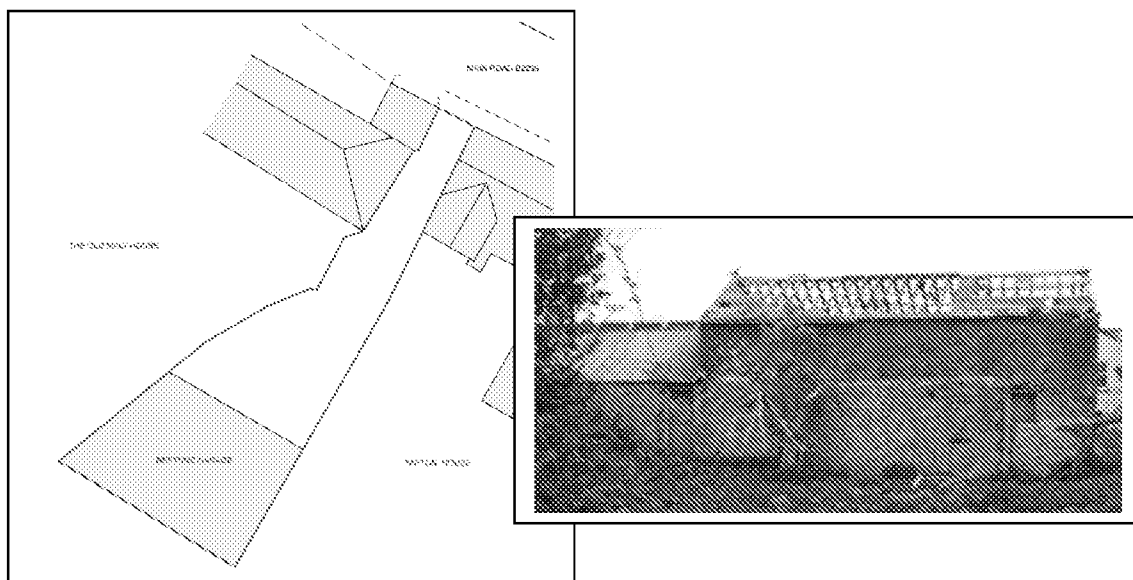


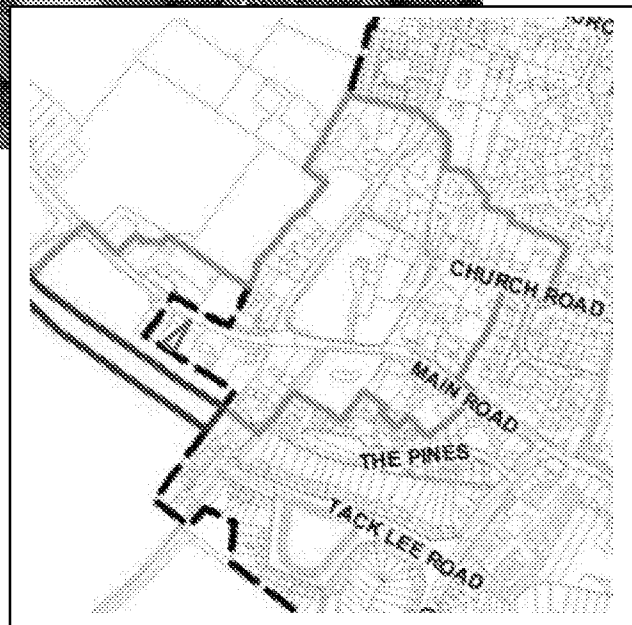
Fig 1 showing extent of application site and rear view of garage building in current state of disrepair

- 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 or dwelling was not acceptable on this site but that a single storey dwelling, 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 1 no. 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.

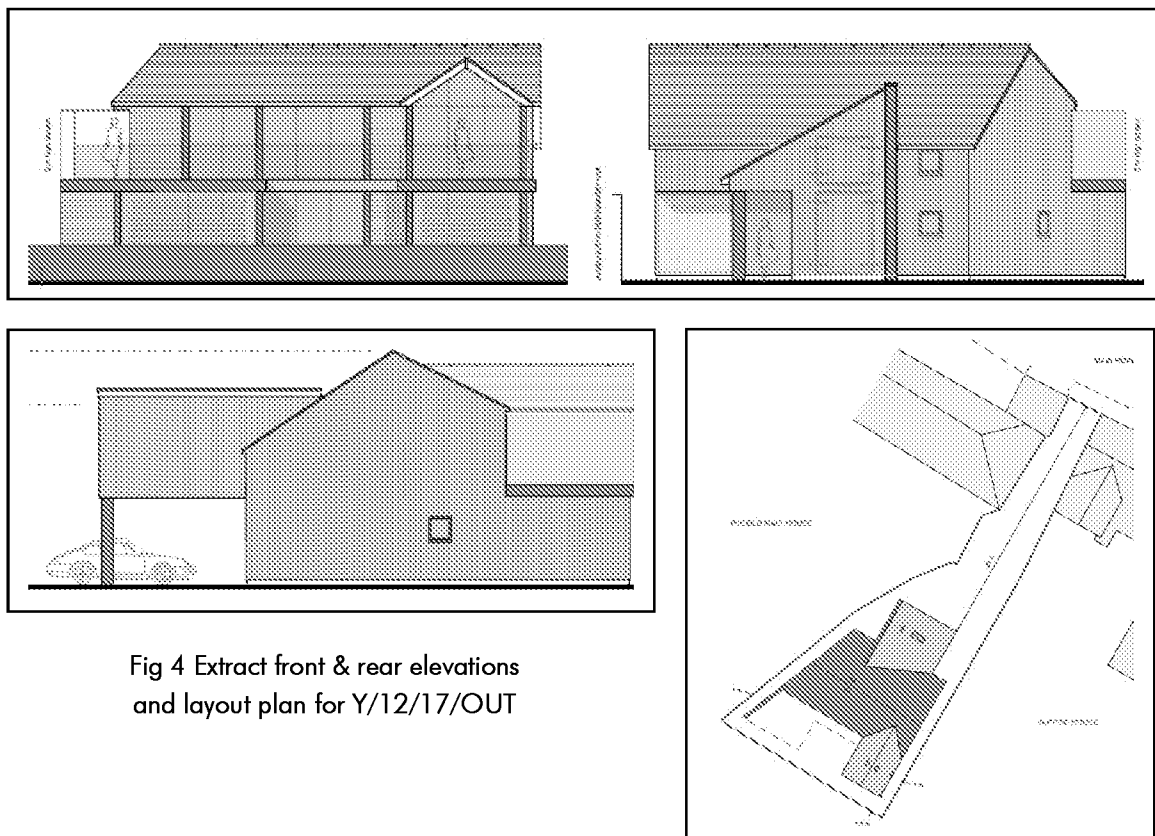


Fig 4 Extract front & rear elevations and layout plan for Y/12/17/OUT

- 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 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'*.
- 3.4 The Conservation/Design Officer further commented: *'The site is presently occupied by a barn-like structure of coursed flint and brick. The building has an accretion of poor quality additions attached to the northern elevation and demolition of these inferior elements would be welcomed as an enhancement. However the building itself is of historic interest and its locally distinctive, vernacular form makes a positive contribution to local character. Para 130 of the NPPF advises that the neglected state or deteriorated state of such elements should not be taken in to account in decisions concerning their future, while Para 138 notes that harm to the significance of a designated area can be caused by the loss of such buildings. Rather than the demolition and redevelopment presently proposed, the flint and brick envelope of the building should be retained and rehabilitated, re-roofed and sympathetically converted to residential use'*.
- 3.5 The principle of the re-use of this building for residential purposes is therefore considered acceptable. The scheme now under consideration proposes the removal of unsympathetic additions and the sensitive repair and extension of the original flint and brick building and as such would be in line with comments made, and should be supported.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the on-line Planning Practice Guidance (March 2014), the adopted Arun District Local Plan 2003 and emerging Local Plan (Arun Local Plan 2011-2031 Publication Version). The Bognor Regis Neighbourhood Development Plan was “Made” by Arun District Council in November 2015 and therefore forms part of the Development Plan.

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 4.3 Paragraph 14 confirms that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this framework indicate development should be restricted
- 4.4 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to significantly boost the supply of housing. Paragraph 47 requires planning authorities to identify a five year supply of deliverable sites for housing.
- 4.5 Paragraph 49 is particularly relevant as it confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 4.6 In a statement of common ground on an Inquiry in 2015 the LPA accepted the Objectively Assessed Need (OAN) was 758 dwellings per annum not the 580 dwellings proposed in the publication draft of the emerging Local Plan. In June 2015, the Arun Local Plan Sub-Committee recommended increasing the supply to 641 with further testing through a sustainability appraisal for the locations of the additional requirement. The Local Plan Inspector however concluded that to proceed on the basis of 641 dwellings would be unsound and recommended a suspension of the Examination of the Local Plan for 12-18 months. This was

agreed by the Local Plan Sub-Committee in July 2015 and consultation has been ongoing as to the revised OAN with modifications to the Local Plan to be considered by a Special Meeting of the Council in December 2016. Based on recent population trends and stronger than expected growth rates an increase in the assessed housing need of 18,380 homes (or 919 dwellings per annum) over the plan period has been identified. Submission to the Local Plan Inspector is now proposed in early 2017, so for the purposes of this appeal, paragraph 49 of the NPPF is engaged.

- 4.7 Paragraph 59 of the Framework states that “Local Planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”
- 4.8 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to promote or reinforce local distinctiveness (Paragraph 60).
- 4.9 The points to note from the NPPF for the application proposals are as follows:
- The application site is located within the Built Up Area Boundary of Yapton. Paragraph 14 of the NPPF states that development proposals that accord with the development plan should be approved without delay and this advice is highly relevant.
 - The Council has recently accepted on appeal that it does not have a five year supply of housing sites and there is a pressing need to supply more housing in appropriate locations. Other policies dealing with development management issues remain relevant but where matters are finely balanced the presumption in favour of sustainable development applies.
 - Since the site is located within a defined settlement boundary the main consideration is concerned with development management issues and how the proposed form of development has been shown to be accommodated within the site without causing harm to the amenity of the local area and that of neighbouring properties.
- 4.10 We consider the application proposal to be compliant with the National Planning Policy Framework.

Local Plan Policies

- 4.11 Local plan policies take the form of the saved policies from the adopted Arun District Council Local Plan 2003. Particularly relevant are policies GEN2 (Built-Up Area Boundary), GEN7 (The Form of New Development) which requires high quality design and layout on schemes involving new buildings or significant extensions, GEN12 (Parking in New Development and

AREA2 (Conservation Areas) which requires development within conservation areas to preserve or enhance the character or appearance of such areas.

4.12 Policy GEN7 operates to promote high quality design and layout to ensure new development makes a positive contribution to the quality of the environment. The policy lists 8 criteria that development must comply with. Development will be permitted provided it:

1. makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
2. demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
3. promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
4. does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
5. takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
6. retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
7. allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; and
8. provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

4.12 In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

4.13 Policy GEN12 states the LPA will base its consideration of the need for on-site parking provision on its parking standards contained within the Plan. Provision of parking in excess of these standards will not be allowed although lower levels may be acceptable depending on the location.

4.14 The Emerging Arun Local Plan 2011-2031 (Publication Version) has returned to Examination stage following significant delays and as such the policies carry only limited weight at this time. Nonetheless the salient policies are listed for completeness. Policy DDM1 largely restates the requirements of adopted policy GEN7, whilst policy TSP1 relates to transport and sustainability measures to reduce climate change. The relevant criterion here is the requirement to incorporate appropriate levels of parking in any proposed development.

Yapton Neighbourhood Plan

- 4.15 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 buildings low profile and set back position it does not currently feature prominently within the street scene. The current proposal relates to the re-use of the existing building, which has fallen into disrepair, making best use of this locally distinctive building and improving its appearance within the Conservation Area, whilst providing a much needed additional unit of residential accommodation to the housing market in this sustainable location.
- 5.5 The proposal seeks to demolish all existing unsympathetic pre-fabricated extensions to the original barn and construct a single storey extension to the north-east elevation, creating a 3-bed, one and a half storey dwelling. The built form will remain primarily as the barn would have been originally constructed, with a lightweight single storey addition forming a kitchen to the north-east. The resulting property would benefit from a small courtyard garden area

forward of the dwelling and parking for two cars accessed via the existing access. The architectural approach of the proposed conversion focuses on a high quality, traditional design making the most of the existing barn form whilst proposing minimal extensions with a simple and subservient appearance.

- 5.6 The removal of existing extensions will expose the existing brick and flint elevations of the original barn and the materials palette is reflective of the appearance of the building, reinstating the slate roof covering and infilling with materials to match where necessary. The extension is proposed in timber to appear as a lightweight addition and fenestration will be timber and reflective of the conservation area setting.

Scale

- 5.7 The proposal seeks the removal of existing unsympathetic extensions to the building and its repair and extension to create 1 no. detached dwelling. The resulting dwelling would have three bedrooms, 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 the demolition of existing extensions to the north-east and construction of a smaller lightweight extension. This results in more usable space to enable on site turning and the formation of a small garden 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 the previous applications and seeks the sympathetic conversion and extension of the buildings on site, to enhance the locally distinctive building and 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, bringing an existing redundant building of merit back into use. 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 are proposed to the north-east elevation within the single storey element. 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. 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 by the repair of this character building. The removal of unsympathetic extensions and the addition of a single storey lightweight extension would enhance the buildings appearance 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 alteration and extension of an existing building, a former garage known as Reptune Garage, Main Road, Yapton to create a single detached dwelling. The scheme makes the best use of the available land and brings the existing building back into use, proposing an appropriate re-use of this locally distinctive building 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 majority of roof slates missing, with the roofing timbers exposed. The re-use of this building as a single dwelling is considered to enhance the character of the area in terms of the sympathetic repair of the building using appropriate materials such as brick, flint and natural slate and by bringing the redundant building back into suitable use for the site.
- 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. As such officers were supportive of the re-use and sympathetic conversion of the existing building to residential use in terms of the demolition of the inferior elements and welcomed the enhancement. As such the sympathetic conversion and extension now proposed in line with these comments should be fully supported at application stage.
- 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 to return the barn to its original form 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 and more traditional appearance 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 the conversion to residential use is the most suitable for this site.

6.0 CONCLUSION

- 6.1 The application is for alterations and extensions of an existing garage building to create 1 no. dwelling and associated works at Reptune Garage, Main Road, Yapton, BN18 0EA. The scheme proposes the re-use of the building and its extension and repair to create a 3-bed, one and a half storey dwelling designed in keeping with the character of the conservation area. The design remains consistent with comments made by the Arun District Council Conservation/Design Officer.
- 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.
- 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.