Planning Design & Access Statement

Proposal to Build One New dwelling on Land to side of 12 Halewick close Sompting

Site

The site, which is the subject of this planning application, comprises a parcel of land to the west side of No. 12 Halewick Close. This parcel of land is currently garden land associated with the host dwelling. The site forms a corner plot located on the south side of Halewick Close, adjoining Halewick Lane to its west side.

The host dwelling of No.12 Halewick Close comprises an end of terrace 2-storey property, with brick walls and a tiled roof with a hip end. There is a currently off-road parking provision at the northern end of the site. Halewick Close and the surrounding roads have unrestricted on-street parking. Neighbouring properties primarily have off-street parking provided to the front of the dwellings accessed directly from Halewick Close.

Neighbouring properties in Halewick Close are identical 2-storey terraced houses. Within the surrounding area the dwellings are more varied in their size and type, with Halewick Lane having examples of detached, terraced and semi-detached houses and bungalows of varying age and size.

Use

Domestic house style dwellings for residential use only.

Amount

1 dwelling

Scale

The building will be within the boundary of the existing garden, allowing access from both sides. The existing house (No.12) is to be retained. The new dwelling will match the size, design and proportions of the adjoining terraced 2-storey houses, and the recently built extension/ new property opposite.

Layout

To be sited minimum 1m from party boundaries.

Landscaping

To be lawns, flower beds and paving

Appearance

2 storey building

Brick and tiles to match existing adjoining houses. White upvc windows and doors. White plastic fascias & soffits. White upvc rainwater goods. Solar Panels to the south facing roof.

Access

The house and site is well served by local roads. The site is sustainably located, with bus services nearby, as well as being in relatively close proximity of Lancing train station. The main A27 trunk road is located nearby to the south of the site; and this provides a main route to Worthing to the west, and Shoreham-by-Sea, Hove and Brighton to the east.

Due to the sites central location, a variety of shops and services are readily available at the southern end of Halewick Close, with further retail opportunities provided at Manor Road to the east. There are also primary and secondary educational facilities (North Lancing Primary school, and Sir Robert Woodard Academy secondary school), and leisure facilities (Lancing Manor – Impulse Leisure) within close walking distance from the site.

In terms of site designation, the site is located within the established built-up area boundary.

Visual Amenities

The proposed development would comprise 1 No. attached 2-storey property (Plot 1). The site is located within an established suburban area. The proposed house will infill an existing space to the side of the existing house (which is to be retained), sited on a corner plot adjoining Halewick Close to the north, and Halewick Lane to the west side. This plot is currently a private garden which was part of the garden serving No.12 and provides a very wide plot that appears as an anomaly within the street scenes, which generally comprises an overriding spatial pattern of housing that have only small gaps to side boundaries and in-between buildings.

The proposal would mean that the existing terrace would project closer to adjacent Halewick Lane than is currently the case. However, a separation of

between 2.76m and 4.75m between the new dwelling and the sites boundary adjoining the footway of Halewick Lane would be retained. This degree of separation or setback from the public highway is not uncommon, indeed the semi-detached houses to the immediate north, No's 20 and 22 Halewick Lane, which front onto this highway (rather than being side on, as is the case with the proposed dwelling) are only set circa 5 meters back from the footway, whilst the properties further to the north, for instance No.48 Meadowview Road, and No's 24 and 26 Halewick Lane, are both set just 3 meters from the footway with Halewick Lane.

Indeed, and as noted above, the existing plot can be seen to be out of keeping in that it is currently provided with a large undeveloped side garden, whereas all neighbouring plots are almost entirely filled with building, and only generally very small gaps maintained to side boundaries and neighbouring properties.
This existing property is an end-of-terrace 2-storey dwelling, which at almost 17 metres wide, sits on a plot much wider than the vast majority within the immediate surrounding area. Indeed, it is over double the width of the majority of neighbouring plots in Halewick Close. This site has been sold by the owner of No 12 Halewick Close and is now owned by the applicant.

Development in this local area is not common, but there are other examples, for instance at No.1 Halewick Lane planning permission was granted in July 2018 for *'the erection of a 3-bedroom end of terrace house* (Council planning reference AWDM/1439/17). The house that was granted planning permission is an exact mirror image of this proposal

In this context, we consider that the proposals compare favourably with the varied existing character of the area. The majority of houses in the immediate area on Halewick Lane are semi-detached or detached, but it is clearly evident that the surrounding area is characterised by a mixture of house types, styles and plot sizes, with terraced houses in Halewick Close and Meadowview Road, and also on Halewick Lane further to the north. We consider that the proposal that comprises this planning application submission will sit comfortably in this context and will not appear incongruous or out of keeping. The proposed design solution seeks to respect the existing scale and form of neighbouring dwellings. Further the proposed dwellings will be provided with ample private outside space, and the host dwelling would also be maintained with a suitable amount of rear garden. In this respect, the proposals will be commensurate with neighbouring plots.

With regard to the design of the proposal, the dwelling at Plot 1would be 2-storeys with a hip-end to match the existing terraced properties.

The proposed dwelling has taken its design cues from the adjoining terraced dwellings. The ridgeline would match that of the adjoining and neighbouring properties, and in every respect the proposal would appear as a natural

extension to the existing terrace, rather than appearing jarring or out of keeping in any way.

It is considered important to point out that the proposal will create an additional new family sized dwelling of a scale and form commensurate with the surrounding locality. It will not appear visually incongruous, but instead will appear as an appropriate form of development that will blend in with the existing street scene. The proposal will result in an efficient use of a currently under-used plot of land within a sustainable location. Given the pressures on the local authority in terms of meeting their housing requirements, it is considered that this provision should be seen favourably in terms of the planning balance. There will be some social and economic benefits arising from the development of a new house, and as is described in detail within this Statement, the proposal is considered acceptable in environmental terms. Therefore the proposed development is considered to comprise sustainable development.

It is concluded that the proposed dwelling would represent an acceptable form of development; which would pick up on a number of design features evident within the surrounding locale. The proposal would comprise an appropriate form of infill development, which would not conflict with the established spatial pattern of development in this area. The proposal would create an additional 1 No. attached dwelling at Plot 1 that would appear wholly in keeping with those located within Halewick Close.

Residential Amenity

As detailed above, the proposed dwelling at plot 1 would adjoin No. 12 Halewick Close, in a large undeveloped gap between Halewick Lane and the host dwelling. It is our view, that an ample separation distance has been retained between the proposed dwelling and the neighbouring properties to the south, north and west. As set out above, the proposed gap to the western boundary would reflect the local character and be wholly in keeping with existing neighbouring development and the established spatial pattern of the street. These separation distances are considered sufficient to protect against any undue overlooking or loss of privacy arising from these proposals. Further the proposals would not extend beyond the existing rear or front building line, and given the previously detailed separation distances, we are confident that the proposals would also would not cause any demonstrable harm to neighbouring residential dwellings by way of loss of light, loss of outlook, or overbearing effect.

Therefore, we can confirm that the proposal has been carefully designed, in order to ensure that the relationship with neighbouring properties is respected. It is accepted that the proposal will result in a modest increase in the use of the site, however in our view this is likely to be negligible and would not cause sufficient harm to outweigh the clear, tangible benefits of providing new housing within an appropriate location such as this. It is concluded that the proposal

would not cause demonstrable harm to the residential amenities of any neighbouring property by way of noise or disturbance.

Access and Parking

The proposed site layout includes 2 No. off-road parking spaces, for plot 1 via an existing cross over at the rear lower end of the site. It will be noted from a site visit that the vast majority of neighbouring properties only have a single off-street parking space to the front of the houses, with other parking confined to on-street parking, which is largely unrestricted. An electric charging point will be provided in accordance with the new West Sussex County Council parking requirements.

It is noted that the site is sustainably located, being within walking distance of local bus stops, retail opportunities, some employment, leisure and education facilities.

Taking all of the above into consideration, it is our view that the proposal would provide ample parking provision for both the existing and proposed properties.

Internal amenity space

It is noted that there is now a requirement for all dwellings to comply with nationally approved space standards set out within the *'technical housing standards - national described space standards'.* This guidance states that a three bedroom, two-storey dwelling with 4-person occupancy should be provided with a floor space of 84m².

The proposed property at plot 1 would have a total floor area of 85m². The property is therefore fully compliant with the national standards. I can confirm that my clients' intention is for all habitable rooms to comply with the recommended sizes, outlined in this guidance note.

Private amenity space

It is acknowledged that the new dwelling should be designed to accord with the Councils Development Control Standard No. 2 entitled 'Space around new Dwellings and Flats'.

In this instance, a total of 233m² amenity space will be provided by the rear garden for the new house at plot 1. The resultant garden areas will be private and usable, whilst being in full accordance with the Councils SPD, which states that the garden area required for a three-bedroom terrace dwelling is required to be at least 65m² in size.

It is therefore concluded that the proposal would result in ample private amenity space.

Sustainability

The site is location within a highly sustainable, positioned close to local shops and services, and within easy walking distance of the town centre. This includes the local shopping parade at Manor Road to the east, sport and leisure facilities at Lancing Manor further to the east, North Lancing Primary School and Sir Robert Woodard Academy (secondary school) to the east and southeast respectively, and St James the Less Church.

The site is also located within relatively close proximity of Lancing railway Station. In addition, the site is served by bus routes and close to the main A27, providing easy access to Worthing to the west and Shoreham-by-Sea/Hove/ Brighton to the east.

Therefore, it is clear that the application site is sustainably located, and as such is eminently suitable for new residential development.

CONCLUSIONS

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

- • This proposal merely seeks planning permission the erection of 1 No. attached dwelling;

- ▪ The proposed dwelling would represent an acceptable form of development; which would be of a high-quality design, that would match the scale, form, height and design of No. 1 Halewick Close, as well as referencing the design features of other surrounding properties located on Halewick Lane. The property therefore will reinforce local distinctiveness and respect local character;

- ▪ The proposal will make an efficient use of a currently under-used parcel of land within the urban area. The new house would provide sufficient space to boundaries and neighbouring properties. The plot is of a size that can comfortably accommodate a new dwelling, whilst respecting the established spatial pattern and character of housing in this locality;

- ▪ The site is located within a sustainable location;

- ▪ The proposed dwelling would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect,

loss or privacy or loss; nor generate undue noise or disturbance from traffic generation;

- ▪ The proposal would be fully compliant with the NPPF, and the Councils ‘Good Practice Guidance Note: Internal Space Standard for New Homes’ in relation to the provision of internal floor space.

- ▪ The development would result in ample private amenity space being provided for the proposed dwelling.

- ▪ The proposal meets all the necessary policy requirements, and will cause no significant harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with all relevant Development Plan policies.

- 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.