

Design & Access Statement

*Proposed amended planning application for
a detached 2-bedroom bungalow.
(proposed kitchen, living room, bathroom 2 bedrooms with en-suite to
master bedroom)*

*On land at rear of
75 Lustrells Crescent
Saltdean.
Brighton.
BN2 8FL
East Sussex.*



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1.0 Introduction

1.1 The proposal is to develop part of the existing rear garden at 75 Lustrells Crescent Saltdean to form a 2-bedroom detached bungalow.

1.2 The development accords with national policy in the form of the National Planning Policy Framework.

1.3 The site is approximately 215sq m and is situated at the rear of 75 Lustrells Crescent which will front Winton Avenue.

The entire site including 75 Lustrells Crescent totals some 620sq m which is currently occupied by a detached bungalow, with a single garage and timber shed located in the rear garden.

2.0 Previous Planning Application History For 75 Lustrells Crescent Saltdean

BH1999/02397/FP Erection of a single storey glazed conservatory on side of property. Approved

BH2023/01426 Demolition of existing garage and garden shed to rear and erection of a 3-bedroom detached dwelling (C3) fronting Winton Avenue – refused

3.0 Previous Planning Applications within Lustrells Crescent.

BH2021/03083 | Erection of 1no two bedroom detached single storey dwelling (C3) on land east of existing dwelling, incorporating removal of existing garage, landscaping and parking. | 91 Lustrells Crescent Saltdean Brighton BN2 8FL APPROVED ON APPEAL

BH2018/00312 | Outline application with all matters reserved for the demolition of existing dwelling and erection of 2.no dwellings (C3). | 93 Lustrells Crescent Saltdean Brighton BN2 8FL - APPROVED

BH2017/01363 | Outline application with all matters reserved for the erection of 1no chalet bungalow (C3) fronting Tremola Avenue. | 22 Lustrells Crescent Saltdean Brighton BN2 8AR – APPROVED

BH2012/02168 | Erection of a 2no storey two bed house. | 71 Lustrells Crescent, Saltdean, Brighton, BN2 8FL (71 Lustrells Crescent Brighton) - APPROVED

BH2005/01347/OA | Outline application for the erection of a bungalow. | Land at Rear 20 Lustrells Crescent Saltdean Brighton - APPROVED

4.0 Proposal

4.1 The proposal seeks to erect a detached single storey bungalow presenting a two-bedroom layout. To allow full disabled access an outside hydraulic wheelchair lift platform is to be installed if required.

4.2 The proposed dwelling has been designed with secure cycle storage, refuse and re-cycling bin storage units to create a quality dwelling with enhanced landscaping all to comply with the current building regulations, sustainability and lifetime homes criteria.

4.3 The dwelling is designed with a fairly traditional layout and a contemporary appearance using materials that have been used on the modernisation of number 1 Winton Avenue (the neighbouring property) as indicated in the Site Photographs document that accompanies the planning application information.

4.4 The dwelling has been designed with the topography of the land using the fall of the existing driveway to be maintained and used as the off-street parking area for the new dwelling. The loss of this parking area does not affect the parking for the existing dwelling as a parking area fronting Lustrells Crescent has already been installed.

4.5 Similar developments have been undertaken and completed at several locations which have been noted within the Previous Planning Applications section of this statement but include new dwellings at 20, 22, 71, 91 and 93 Lustrells Crescent with the most recent gaining planning permission on appeal.

4.6 The closest previous planning application that has been completed recently is the application at 91 Lustrells Crescent which had a site area of some 200m sq and a building floor area of some 68.5sq m and is a single storey detached bungalow. The development has now been completed and sits well within the locality.

4.7 The previous planning application decision notice states that:-

The proposed house, by reason of its two-storey appearance and vertical proportions, would appear incongruous when viewed in context with neighbouring bungalows. The works represent an overdevelopment of this constrained site which would jar with the spacious suburban character of the streetscene as would the small footprint. The works would fail to respond to the local context of Winton Avenue and Lustrells Crescent, which would conflict with the objective of Policies CP12 and CP14 of the Brighton and Hove City Plan Part 1 and DM18 and DM19 of the Brighton and Hove City Plan Part 2.

This revised planning application has now been reduced to a single storey development that hopefully now overcomes the Planning Departments concerns and as the site is larger than the one approved by appeal at number 91 Lustrells Crescent it would appear that the overdevelopment criticism has also been rectified by the reduction in bedrooms / occupants.

5.0 Use

5.1 The proposed dwelling will be used as a 2-bedroom detached bungalow under class use of C3 (dwelling houses).

6.0 Planning Policy

6.1 A material consideration in the determination of the application is the Government's policy as set out in the National Planning Policy Framework and issued in National Planning Guidance.

6.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out that the purpose of the planning system is to contribute to achieving sustainable development. This is made up of three component parts, economic, social and environmental, which are mutually dependant.

6.3 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 makers this means approving development proposals that accord with the Development Plan without delay.

6.4 Core principles are set out at paragraph 17 where they underpin both plan-making and decision making. Of these core principles the following are applicable:

- Point 2 states that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- Point 3 suggests planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;*
- Point 4 requires planning to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- Point 5 requires planning to take account of the different roles and characters of different areas, promoting the vitality of our main urban areas;*
- Point 8 requires planning to encourage the effective use of land by reusing land that has been previously developed (brown field land), provided that it is of not high environmental value;*
- Point 11 requires planning to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be sustainable.*

6.5 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and planning should operate to encourage and not act as an impediment to sustainable growth.

6.6 At paragraph 47 the NPPF seeks to boost significantly the supply of housing.

6.7 Paragraph 48 suggests that Local Planning Authorities may make an allowance for windfall sites in their five-year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

6.8 Paragraph 49 requires that housing applications should be considered in the context of the presumption in favour of sustainable development.

6.9 The Government requires Local Planning Authorities to consider using design codes where they could help achieve high quality homes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscaping, layout, materials and access of the new development, in relation to the neighbouring buildings and the local area more generally. The Government attaches great importance to the design of the built environment at paragraph 56 of the NPPF. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. However, paragraph 60 goes on to state that 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 seek to promote or reinforce local distinctiveness.

6.10 Paragraph 61 continues this further and sets out that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and place and the integration of new development into the natural, built and historic environment.

6.11 Paragraph 65 requires that Local Planning Authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with existing townscape, if those concerns have been mitigated by good design.

6.12 Paragraph 187 requires that Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to secure development that improve the economic, social and environmental conditions of the area. 4.13. Paragraph 197 sets out that in assessing and determining development proposals Local Planning Authorities should apply the presumption in favour of sustainable development.

6.13 Local Planning Policies considered include:

SS1 - Presumption in Favour of Sustainable Development,

CP1 - Housing Delivery,

CP2 - Sustainable Economic Development,

CP8 - Sustainable Buildings,

CP9 - Sustainable Transport,

CP12 - Urban Design,

CP14 - Housing Density,

CP15 - Heritage, CP16 – Open Space,

CP18 - Healthy City,

SA6 - Sustainable Neighbourhoods.

7.0 Planning Principles

7.1 The proposal of the new dwelling is to enhance the current usage and the local area offering a good quality family home. No windows have been positioned to cause potential overlooking to either side as the proposed side windows are to be fitted with obscured glass if required.

The current vegetation to the north and east is to be maintained as it currently provides a natural and pleasant screen between the plot and number 1 Winton avenue and the rear garden of 75 and the pavement / road.

7.2 The existing property known as 75 Lustrells Crescent has an existing rear garden with a fairly substantial difference in level from the patio area and the back of the garden, it is this difference in height that is to be used to an advantage. The proposed ground floor level is to be at the existing high level of the rear garden.

7.3 The existing side access path / gate entrance to the existing rear garden is to be kept with the existing rear garage now being redundant as off-street parking has been provided in the front garden of number 75. This existing garage and concrete drive are to be removed; however, the existing crossover is to be maintained so as to form access to the newly formed off-street parking on the front of the plot and finished with new porous paving.

7.4 The internal layout has been designed as a two-bedroom bungalow and responds to growing trends of small families / retired couples and the needs of the general demographic. This makes the best use of this land within a settlement boundary area. This in turn helps to reduce the pressure for green field sites in the countryside to be released for development.

7.5 The development is considered to be a sustainable development within a sustainable location. Sustainable development has by definition three distinct elements that are sought jointly and simultaneously and these are seen as the golden thread running through planning. The three aspects of sustainable development are

environmentally sustainable development, social sustainable development and economic sustainable development. The development complies with these aims as follows:

Environmentally Sustainable Development - The proposed scheme would result in a windfall redevelopment of a previously developed site within a sustainable settlement. The site is presently of low environmental value and the development proposes a series of enhancements such as new gardens, landscapes together with new planting of trees along boundaries to reinforce existing hedgerows. The application site is located close to public transport and bus routes and the development will be constructed in high quality materials and will have appropriate levels of off-street parking, cycle parking and amenity space.

Social Sustainable Development - The NPPF makes clear that sustainable development involves seeking positive improvements in the quality of life and includes widening the choice of high-quality homes. Indeed, it emphasises the need to boost significantly the supply of land for housing. The scheme will deliver two high quality new residential units that will directly contribute to meeting the housing needs within the local area. The residential units will be in close proximity to basic local services and sustainable forms of travel. The scheme will include appropriate levels of off-street parking, cycle parking, storage space and good levels of amenity space.

Economic Sustainable Development - The Scheme represents the windfall creation of two new high-quality residential dwellings. The building work will provide jobs and supply chain benefits for the local area. The proposal would make the best economic use of a currently underused previously developed site with much needed family accommodation.

8.0 Design

8.1 The proposal seeks to redevelop an existing rear garden area of an existing detached single storey dwelling which due to the size of the amenity space appears to allow scope to provide an additional dwelling on part of the existing amenity space.

The design forms a contemporary appearance so as to keep in line with the character of the closest neighbouring property. There appears to be an eclectic mix of appearances and are of varying sizes but many have been enlarged and modernised over the years.

8.2 The amount aims to add an additional two-bedroom home of a suitable size and scale for the plot and utilize an existing underdeveloped plot and enhance the street scene.

9.0 Amount

9.1 The proposed dwelling has a gross footprint of 67.25sq m with a rear garden measuring some 50sq m.

9.2 The proposed room sizes are as follows:-

Ground Floor Level = Kitchen area = 9.00sq m, living room area = 13.95sq m, Bedroom 1 = 13.45sq m, En-suite = 2.85sq m, Bedroom 2 = 11.80sq m, Bathroom = 3.75sq m.

Storage cupboard in bedroom 2 = 0.67sq m + Hall cupboards = 0.53 and 0.85sq m giving a total of 2.05sq m

10.0 Layout

10.1 The layout of the property represents the requirements of the proposed future occupants having a master bedroom with en-suite facilities, with French doors leading out onto a private patio and garden area, a Living room with dual aspect with side facing window and front facing main window.

There is one double bedroom and a single sized bedroom with views to the rear garden.

The kitchen overlooks the front access way and off-street parking space.

11.0 Scale

11.1 The scale of the proposed dwelling is to be a single storey building with a pitched roof having a pitch of 35 degrees clad with roofing slates.

11.2 The building has been set back so as not to be forward of the current assumed building line from the conservatory of number 75 and the front of number 1 Winton Avenue, this enables an off-street vehicle parking space to be provided at the front. An electric car charging point is to be provided at the rear of the parking area to future proof the possible use of an electric vehicle either now or in the future.

12.0 Appearance

12.1 The existing property numbered 75 has facing brick walls, white upvc double glazed doors and windows under a tiled pitched roof, the neighbouring property number 1 Winton Avenue has white painted rendered walls, grey frame windows and doors under a slate clad pitched roof.

It is this property which the proposed dwelling takes its use of materials from as it is of a more contemporary and fresher appearance than the existing number 75 Lustrells Crescent.

12.2 The proposed dwelling would use grey coloured upvc double glazed windows and sliding / french doors with a coloured composite main entrance door.

The roof is to be clad with artificial slates above smooth painted render, white upvc soffits / fascia boards with anthracite coloured rainwater guttering / downpipes.

13.0 Landscaping

13.1 The new steps / paths are to provide external access to the rear garden area and are to be enclosed using either brick walls, close boarded timber boundary fencing or the existing boundary hedging.

Both bedroom 1 and living room area's are to have a level patio area made level with internal floor area with a metal drainage channel being positioned at junction between patio and external walling to allow easy access.

13.2 The existing side shrubbery is to be maintained with new 1800mm high boundary fencing is to be installed to form a south boundary and provide a private rear amenity space.

13.3 The existing rear concrete areas are to be removed and used as hardcore on the site and are then to be laid to lawn with flower beds to be formed at a later date by the new occupiers. The front garden area is to have a grassed / shrub bed area along with a porous paving area providing access path and off-street parking space.

14.0 Access

14.1 The existing crossover point and site access point is to be utilised as the proposed access point for the off-street parking area and pedestrian access point to the new property.

14.2 A small amount of the existing front boundary hedging is to be removed to provide an open front garden appearance along with vehicle and pedestrian access point.

15.0 Summary

15.1 This Design & Access Statement is part of a revised planning application to re-use the area taken up by an existing rear garden area to create a 2-bedroom detached bungalow on an un-utilised area of garden.

As mentioned in section 4.0 Proposals section 4.7 mentions the reduction in bedrooms / occupants and the reduction to now a single storey dwelling hopefully overcomes the reason for the previous planning refusal reference number Bh2023/01426.

15.2 A new high-quality sustainable development would enhance the local outlook and maintain, if not, increase local property value and desirability. It is felt that new residential developments in an area indicates investment that attracts other people to invest in their own properties thus increasing the attractiveness of an area over time which can only be judged as a positive.

15.3 There is a presumption in favour of sustainable development and the Council are required by policy to boost significantly the supply of housing especially in areas which they consider to be sustainable. The site is located in a sustainable settlement of Saltdean and the development is considered to meet with local and national planning policy.

At present the council is currently unable to demonstrate a five year housing land supply, so increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications in line with the presumption in favour of sustainable development set out in the NPPF 9 paragraph 11)