



PLANNING DESIGN & ACCESS STATEMENT

Plot 5 Earnley Gardens, Almodington
Lane, Almodington, Earnley, PO20 7JR

Two storey side and rear and single storey rear
extensions to plot 5, existing dwellinghouse.

December 2023





This statement accompanies a planning application for extensions to plot 5 Earnley Gardens, Almodington Lane, Almodington, Earnley, PO20 7JR. The application has been prepared with due regard to the character and appearance of the site and the surrounding area; its relationship with existing neighbouring properties and relevant planning policy.

THE SITE & SURROUNDINGS

The application site is situated within the designated Local Plan Rest of Plan Area, and parish of Earnley. The site location is illustrated within Fig. 1 opposite.

Plot 5 is a new build constructed as part of planning permission 20/O3289/FUL. The plot is built but not occupied hence the submission of a FUL application and lies to the south of the wider Earnley Gardens site comprising of five detached properties. The existing house and proposed extensions are/would be located within EA Flood Zone 1, having the lowest level of flood risk.

Planning History of the Site

The site has been subject to the following recent and related planning permissions which have resulted in 5 detached dwellinghouses on the wider Earnley Gardens site. This application involving plot 5, the dwelling to the south of the site - see figure 1.

23/01683/FUL Demolition of existing property (buildings 1-13) and construction of 5 no. dwellings with ancillary garages - (variation of condition 2 of Planning Permission E/20/O3289/FUL for of garage plot 1 to create habitable accommodation with alterations to location, size and changes to fenestration.) Permit.

22/02843/FUL Demolition of existing property (buildings 1-13) and construction of 5 no. dwellings with ancillary garages. (Variation of condition 2 of permission 20/O3289/FUL - plots 1 and 4 garage size and layout altered). Permit.

20/O3289/FUL | Demolition of existing property (buildings 1-13) and construction of 5 no. dwellings with ancillary garages. Permit.



Figure 1: Site area outlined in red



RELEVANT PLANNING POLICY

National Planning Policy

The National Planning Policy Framework was updated in July 2021 and sets out the most up to date planning guidance for the proposed development.

On design, paragraph 130 the NPPF require decision to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 concerns design and states that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 126 states that; 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Section 12 also requires planning policies and decisions to ensure that development is designed to function well and add to the overall quality of the area for the lifetime of the development; including quality of architecture, layout, and effective landscaping, a sympathetic to local character and history. The section also supports innovation and change and encourages that design should achieve a strong sense of place through an appropriate amount and mix of development through arrangement of streets, spaces, building types and materials. Design should also achieve places that are accessible, and which promote health and well-being with a high standard of amenity for existing and future users are also encouraged.



Local Plan Policy

The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015 and the key policies relevant to the application proposal are Policy 1 (Presumption in Favour of Sustainable Development), Policy 2 (Development Strategy and Settlement Hierarchy), Policy 33 (New Residential Development), Policy 39 (Transport, Accessibility and Parking), Policy 40 (Sustainable Design & Construction), 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 48 (Natural Environment) and 49 (Biodiversity).

Policies 1 and 2 set out the hierarchy of the settlements for the district and sets out the locations and role of the settlements to support sustainable development. This site is located within the Rest of the Plan area and therefore the location is at the lowest level within the district hierarchy when considering locations for new development. However, in this case the principle of development is established by the existing residential use of the site and is considered acceptable where it meets other development management considerations.

Policy 33 of the LP refers to new residential development and sets out that proposals must meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape; In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

Policies 45, 47 and 48 of the LP refer to development within the countryside, design and the impacts upon the natural environment. These policies set out that proposals must be well related to an existing group of buildings, not prejudice any viable agricultural operations on a farm and ensure that their scale, siting, design, and materials would have minimal impact on the landscape and rural character of the area. Further there are requirements to respect the distinctive local character and sensitively contribute to creating places of a high architectural and built quality, respect natural landscapes and the tranquillity of the rural character of the area, meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape and maintain individual identity of settlements.

CLP policy 49 requires development to safeguard the value of the site, suitable mitigation of habitats and species, protection, management and enhancement of ecology networks, individual and cumulative impacts are avoided, and the benefits of the development outweigh any adverse impact on biodiversity on the site. The use of planning conditions and obligations may be utilised to propose suitable mitigation.



CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

The proposal involves extensions to an existing, recently constructed, dwellinghouse that forms plot 5 of planning permission 20/03289/FUL that was varied by consents; 22/02843/FUL and 23/01683/FUL.

The principle of residential development in the countryside is established by policies 33 and 45 which support extension to existing dwellings which are visually respectful to the sites physical context and sympathetic to the character of the site and surrounding; are small in scale and closely related to existing buildings. The proposed extensions would be commensurate with the scale of the plot and visually integrated into the host dwelling.

Design

Plot 5 has been marketed for 9 months; the market demand is for a 4-bed house which has led the developer to a design review with Randell Design Group. The design of the extensions has been carefully considered to allow it to sit comfortably within the grounds, providing a four-bedroom two storey property. The scale of the building would be visually commensurate with the plot, the existing building, and the wider site. The side extension continues the clean lines of the principal elevation with subservient two and single storey rear extensions. The proposed extensions assimilate the principal design approach, reflective of the visual qualities of the site and surrounding and include matching materials to assist with the visual integration of the development. The site layout and perspective are illustrated within figures 2 and 3 opposite.

Ecology

The property is recently constructed. The original consents are subject to a wealth of ecology surveys which have been implemented. As a newly constructed site there is unlikely to be bats within the existing buildings and the ground coverage at the extension points include recently disturbed ground with limited ecology value.



Figure 3: Proposed perspective



CONCLUSION

The applicant is committed to maintaining the high standard design exhibited across the new development at Earnley Meadows. The side and rear extensions to plot 5 reflect the scale and form of the host house. The resultant house design is reflective of the character of the site in its wider setting. The contemporary design and continued use of traditional natural materials would ensure the proposal integrates successfully.

The proposed domestic extension scheme is justified in this location due to its association with the existing dwellinghouse. The small-scale development has been carefully considered to maintain the established character and appearance of the existing dwelling house and to assimilate the wider setting. The proposal is therefore deemed to comply with the relevant policies of the Development Plan. Therefore, subject to conditions, permission should be granted at the earliest opportunity.