



## PLANNING DESIGN & ACCESS

Two storey side and rear extensions. First floor extension and alterations to roof form. Single storey rear extension and wrap around canopy. Incidental outbuilding and associated works

1 Marine Drive West Wittering PO20 8HE

DECEMBER 2023





This Planning, Design & Access Statement accompanies a householder planning application for two-storey side and rear extensions, first floor extension and alterations to roof form. Single storey rear extension and wrap around canopy, incidental outbuilding and associated works at 1 Marine Drive, West Wittering, PO20 8HE.

## THE SITE & SURROUNDINGS

1 Marine Drive forms a corner plot and is located within the residential built-up area inside the Settlement Boundary of East Wittering where there is a presumption in favour of sustainable development. The site is located within EA Flood Zone 1, having the lowest level of flood risk.

The site is located within the parish of West Wittering, close to the beach and East Wittering shopping centre and its associated services and facilities. Whilst within the parish of West Wittering the site relates more closely to East Wittering which is designated as a Settlement Hub within the Local Plan. Settlement Hubs are described as 'secondary service centres, providing a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas'. Within the West Wittering Village Design Statement, the area is defined as the 'southeast marine' established settlement area.

The site is located on the southern side of Marine Drive, on the corner of Marine Drive and Marine Close, a narrow single lane road with access restricted to one way, from the south. The site is currently occupied by a detached chalet style property with a lean-to addition to the east forming an attached garage. Vehicular access is from Marine Drive to the very east of the site. The property features a tiled half hipped roof and painted pebble dash to the elevations. The garden area serving the property wraps around the house to the south and west within a rectangular plot. The existing house is located immediately to the eastern boundary and a number of sheds and structures are situated along the eastern and southern site boundaries. For an illustration of the site location please see Figure 1.

The site has been subject to a recent planning application under LA Ref: W/ 23/01182/FUL involving the demolition of the existing dwelling and construction of 2 no. detached dwellings and associated works. This application was withdrawn due to its designated within an area identified as at risk from future flooding, and the requirement for a sequential test.



Figure 1: Site area outlined in red



## RELEVANT PLANNING POLICY

### National Planning Policy

The National Planning Policy Framework 2021 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.



The Conservation and Enhancement of the Natural Environment is covered in section 15 of the NPPF. Paragraph 176 confirms that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

## 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), 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 Settlement boundary of East Wittering and as such the principle of development is established by the sustainable location and existing residential use where it meets other development management considerations.

Policy 33 states proposals will be approved providing they comply with the following criteria:

- Proposals meet the highest standards of design;
- Adequate infrastructure and provision for its future maintenance is provided;
- Proposals provide for high-quality linkage direct from the development to the broadband network;
- The proposal provides a high-quality living environment in keeping with the character of the surrounding area and its setting in the landscape;
- The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;
- The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design; and



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PLANNING DESIGN AND ACCESS STATEMENT

- The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards.

It is considered that the proposals comply with the seven tests of Policy 33 in terms of new residential development. The proposals have been fully informed by the development management policies of the Local Plan and National Planning Policy.

Planning, Architecture & Land Promotion



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## CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

The proposal involves extensions to the existing property and an incidental outbuilding within the garden for use as a garage and home office. Figure 2 illustrates the principal elevation of the extended dwelling. The principle of residential development is established by Policy 33 which supports extensions to existing dwellings, such as this, which are visually respectful to the sites physical context and surrounding. The proposed extensions and outbuilding would be commensurate with the scale of the plot, well related to the host dwelling and in keeping with the character of the locality.

### Design Principles & Appearance

The design of the extensions and outbuilding have been carefully considered to allow the extended property and its associated outbuilding to sit comfortably within the plot, providing a property that assimilates comfortably with its site and surroundings. The style and natural palette of materials are exhibited elsewhere along Marine Drive and at other locations close to the beach front in the vicinity. The quality and finish proposed would be to a particularly high standard and would raise the quality of the built form along the streetscape.

The character of the area is residential and comprises mainly detached dwellings of varying age, and design. The mix of dwelling type ranges from traditional older style bungalows (to the south) to chalet style, full two-storey dwellings in relatively modest plots (to the east) and small blocks of apartments. The dwellings to the east of the application site, 1A Marine Drive and 'Seaside', address the street frontage in a uniform position close to the road with limited front garden areas. There have been a number of replacement dwellings or substantial remodels in the vicinity close to Shore Road. The extensions to the application property have been considered in light of the character of the area.



Figure 2: Principal elevation (above) and street scene as proposed (below)





## Layout and Scale

The site is situated on the southern side of Marine Drive which comprises a linear pattern of residential development set back at a relatively uniform distance from the road frontage within modest plots. Many original bungalows have been replaced and remodelled with varying, increased ridge heights, and chalet style dwellings incorporating dormers being prevalent within the street scene. Dwellings generally extend across the majority of the width of their plots and have short and limited garden areas. Gaps between properties are narrow and the proposal reinforces the linear pattern of development locally, while providing appropriate gaps.

The scale of the extensions have been modelled on the size of the plot and that of the neighbouring properties. The scale of the extended property, in terms of its relative footprint, eaves and ridge height, would be reflective of the neighbouring properties. The proposed extensions and outbuilding would be commensurate to the size of the plot and would not lead to a cramped form of development. Sufficient separation would be maintained between the side and rear boundaries and there would be no detrimental impact in terms of neighbour amenity. The resultant plot size gives good levels of private amenity space and areas for parking clear of the highway.

## Access

The property has two existing vehicular accesses, one to Marine Drive and the other to Marine Close. The new driveway, serving the garage, would be constructed of porous materials.

## Biodiversity

The proposal is accompanied by an Ecological Impact Assessment which demonstrates that the biodiversity value of the site will be safeguarded. Further it sets out that there would be no demonstrable harm to habitats or species which are protected, or which are of importance to biodiversity. Mitigation measures are also incorporated within the report. The proposal would therefore accord with Policy 49 of Chichester Local Plan.

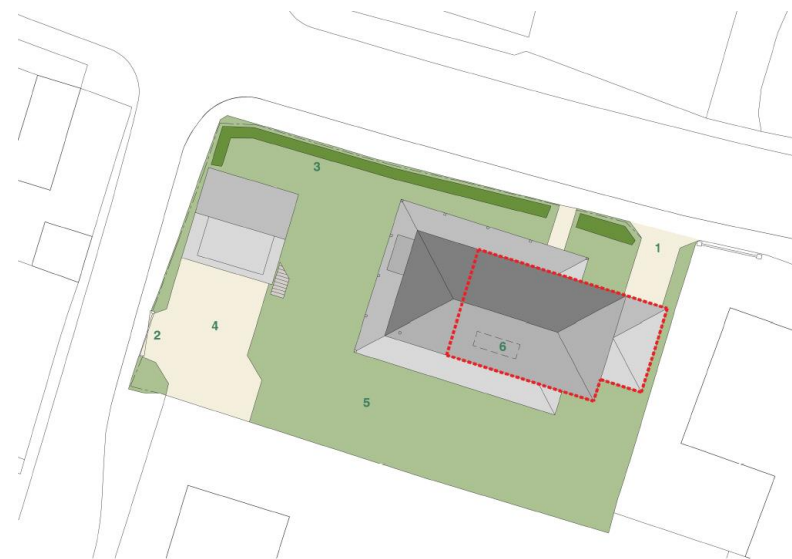


Figure 3: Proposed site layout plan



## Flood Risk Assessment

The site is located within EA flood zone 3 an area identified as having the highest level of flood risk. The existing finished ground floor levels would be matched within the extensions. Externally all new landscaping would comprise of porous surfaces so not to increase surface water run off for the site and locality.

## CONCLUSION

The Applicant is committed to creating a high-quality development that provides extensions and an outbuilding to the existing dwellinghouse. The scheme would incorporate high-quality design that is reflective of the character of the site and wider setting. The design and use of materials would ensure the proposal assimilates comfortably within the site and its surroundings. The proposal would represent a sensitively considered form of development in keeping with the character and appearance of the area.

Consequently, the proposal is deemed to comply with the relevant policies of the Development Plan. Therefore, subject to conditions, permission should be granted at the earliest opportunity.