

Design & Access Statement

TIMBER COTTAGE

Lumley Road, Southbourne, Emsworth, West Sussex ,PO10 8AF



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Background.

Our clients, Karen & Andrew, purchased the property known as Timber Cottage in Lumley Road in November 2023.. They wish to rebuild the rather dilapidated existing dwelling to create an in-keeping home for their retirement. They currently live about a mile away and know the local area well.

There have been numerous planning applications on the site, listed below and illustrated opposite. Full details of these can be viewed on the Chichester Planning Department's website. Up until 2023 these were all speculative developments to increase the land value. The first homeowner application for their own occupation was 23/02690 which was for Karen and Andrew and was unsuccessful. The current application seeks to address the reasons for refusal and this document aims to explain the design and thought process that has led to the dwelling we present.

Location.

The site is located on the Western edge of CDC and the Settlement of Heritage. It overlooks Peter Pond and is within the settlement policy area. The site is not in a Conservation area, with no Listed buildings nearby. Therefore, there are no special designations in the vicinity of the site.

The location is a very sustainable position for a dwelling with the village facilities and public transportation link in Emsworth within a few minutes' walk.

Relevant Planning History:

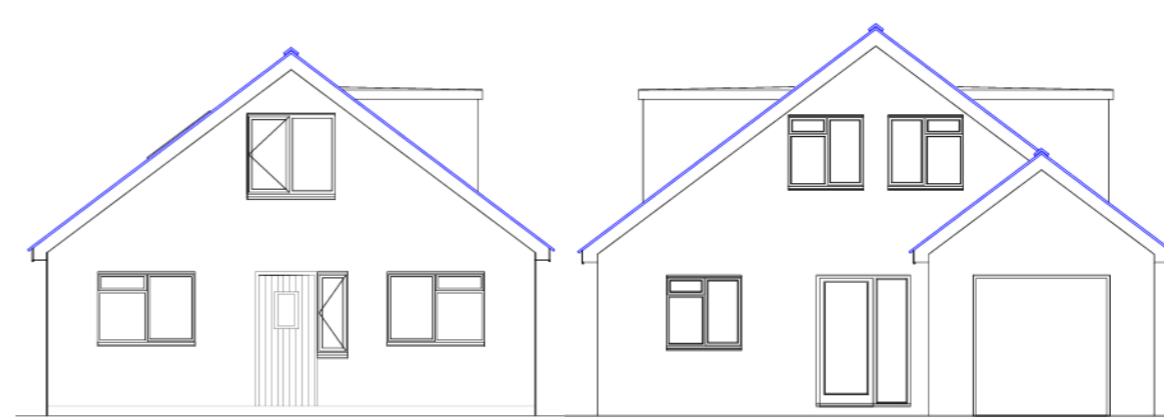
16/01705/FUL - Demolition of existing bungalow and double garage and erection of 2 no. 3 bed chalet bungalows.
PER106 21st October 2016

17/01334/FUL - Demolition of existing bungalow and double garage and erection of 2 no. 3 bed chalet bungalows. (Amended design to planning permission SB/16/01705/FUL).
REF 29th June 2017

17/02735/FUL - Demolition of existing bungalow and double garage and erection of 2 no. 3 bed chalet bungalows.
REF 14th May 2018

20/01475/FUL - Replacement dwelling.
PER 28th September 2020

23/02690/FUL - Replacement dwelling.
REF 12 February 2024



16/01705/FUL



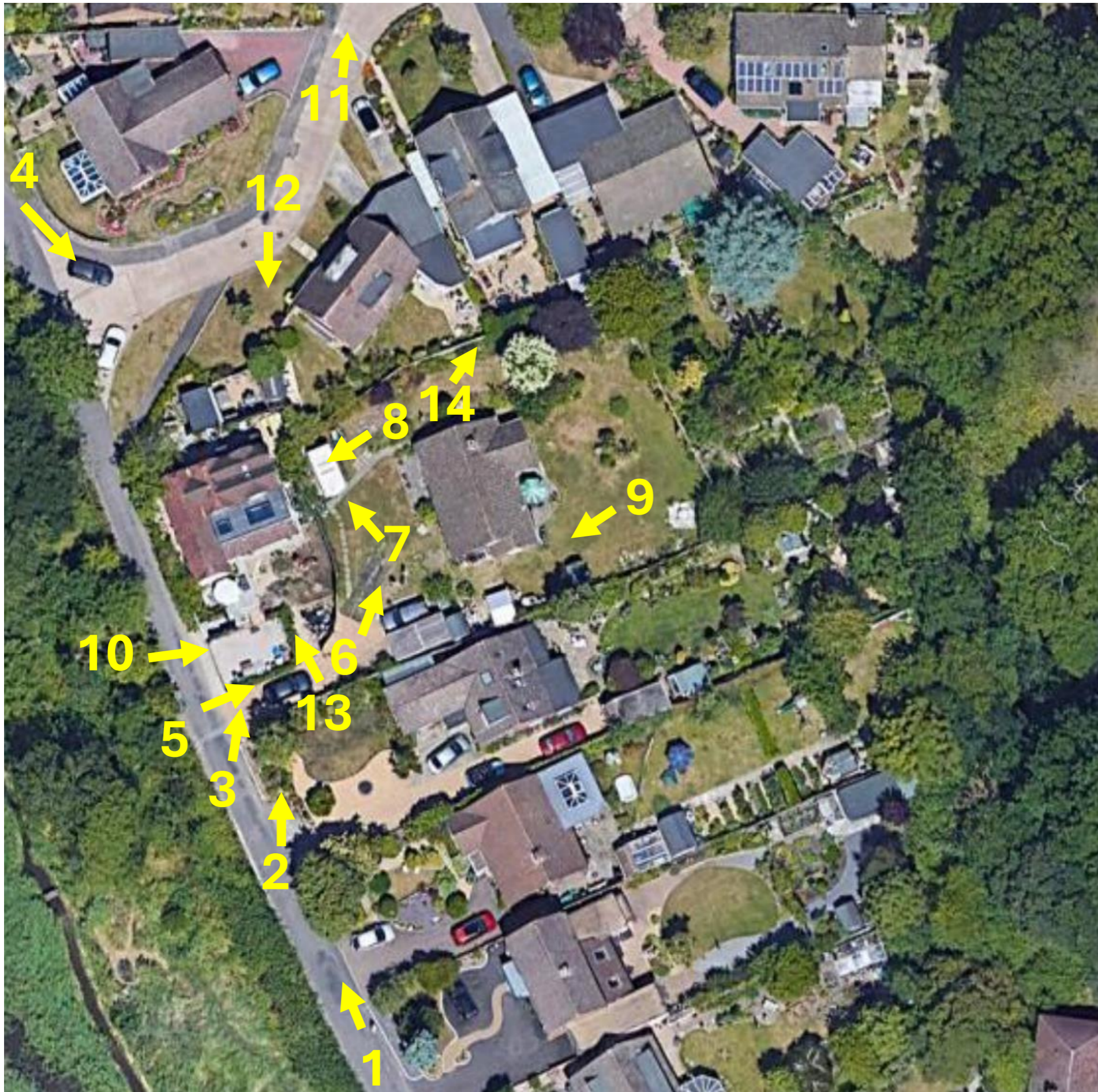
20/01475/FUL



23/02690/FUL



Site Photographs.



Site Photographs



Site Photographs



Design Proposals

Given the context of the site and the previous planning history of successes and failures, we feel that a 1.5 storey bungalow would sit well on the site. The previous application was refused for two main reasons.

1. Bulk – the property as viewed from Lumley Road appeared as a 2-storey dwelling. The eaves were not at first floor level, the front gable feature was large and the barn hipped roof of it was raised creating a disconnect between 1st floor window head and the eaves. The materials used on the first floor were also ‘heavy’ wall like materials and not the traditional framed materials you would expect to see on roof elements. The proportions of the front gable were such that its height to width ratio added to the inflated / bulk aesthetic. Furthermore, the front gable was higher than the main ridge of the dwelling which again added to the bulk.
2. Overlooking to the West. There was a west facing balcony looking down the drive, towards the Lumley Road, along the edge of the property to the west. Furthermore, this balcony served the kitchen of the dwelling. In the previous successful application, the first floor had windows (but not balconies) in this direction.

The following additional comments were also made by neighbours:

- a) Loss of light to adjoining properties.
- b) Impact on Bats.
- c) Out of character
- d) Driveway location will affect gardens.
- e) Concerns about Air BnB / Hospitality type uses.

Therefore, in our design we have sought to address these issues as follows:

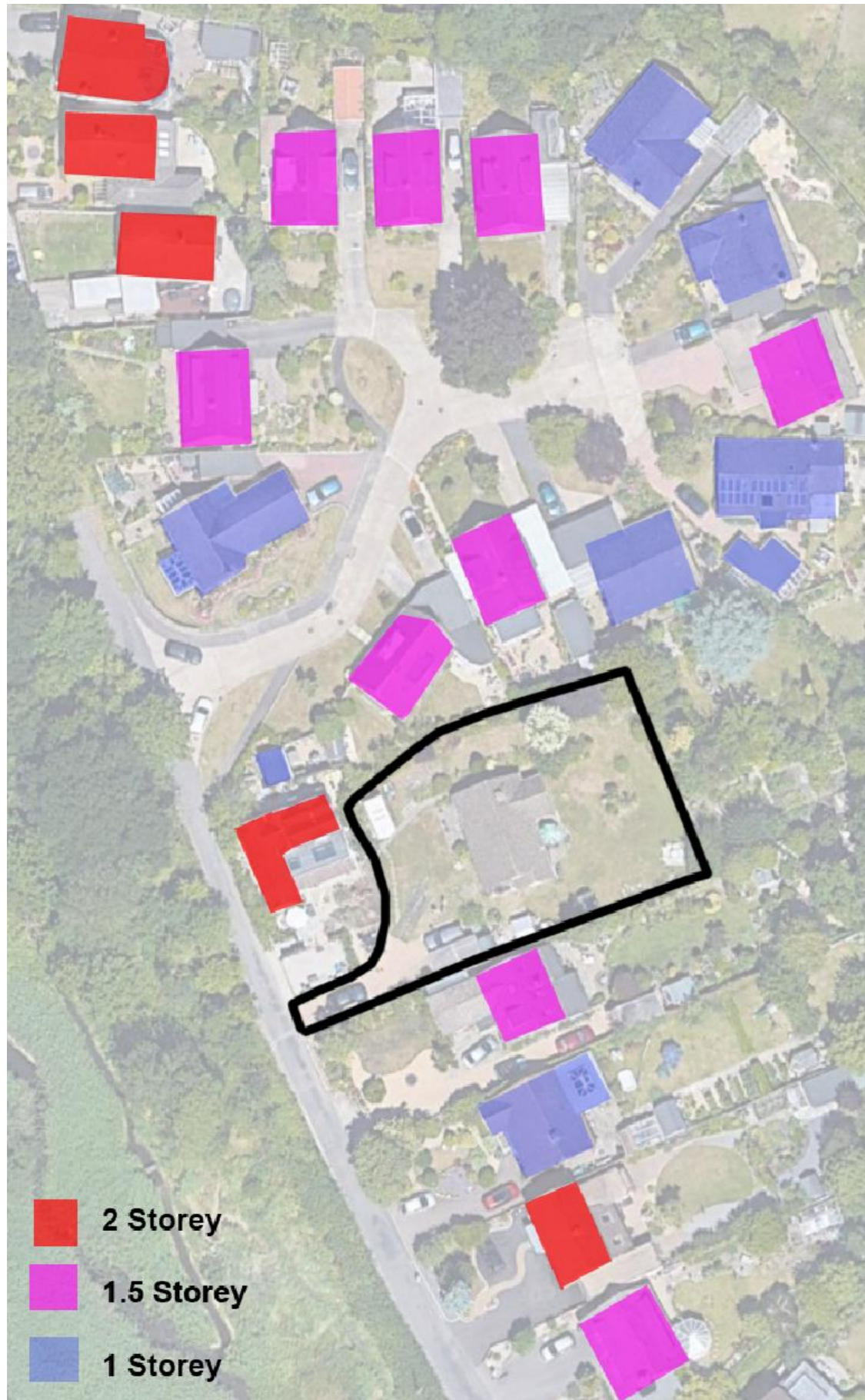
1. Reducing the mass form and scale of the building to that of a 1.5 storey chalet type bungalow with the eaves at the first-floor joist level in elevation. Roof elements and feature gables being clearly associated with the roof and subservient to the main volume of the dwelling. Materials used above first floor joist level to be framed type lightweight materials and not load bearing mass / masonry type. All elements of the composition of the elevations to be considered, well-proportioned and appropriate to the locality. Roofs over dormer windows etc to be tight to window heads.
2. Re-plan the first-floor accommodation so that the kitchen no longer looks west and remove the balcony from this elevation. Whilst our clients would love to enjoy the views over Peter Pond from their kitchen, this balcony has now become a smaller window with a raised cill and is more in line with previously approved schemes on the site.

We have also removed the vehicle access to the rear of the site, thus allowing the building to move south a bit. This means the smaller window is further south and now looks more down the drive and less towards any adjacent properties. Please see Site Photos 3, 5 and 10, together with others from the context section.

Some overlooking is part of the character of this relatively densely accommodated area.

- a) We have significantly reduced the bulk and mass of the building and carried out sunlight studies (p 14) to prove there will be minimal impact on light from a replacement dwelling in this location.
- b) The owners commissioned an environmental survey (included with this application), which did not require or recommend a separate bat survey. A bat box was suggested and included on the previous application - this will be sited on a large tree.
- c) We have addressed the mass, scale and bulk of the previous application and used waney edged cladding to the elements in the roof above first floor. This and the better proportions we feel address any character issue.
- d) The previous application had the car port to the rear of the property. We have now retained the vehicles to the front of the property. We would also like to highlight that the Ambulances etc on site will go since these are used by the current resident who will naturally move out prior to demolition. The detached car port, joined to the house by a roof, has a very low eaves and ridge level and will help screen vehicles/ charge points etc from the wider environment.
- e) There is no planning control on renting rooms within your private dwelling. However, we would like to pass on our clients’ comment that this is in no part their intention. It appears this misunderstanding arose from their use of the word ‘hospitality’ in the 2023 application. Any hospitality that they have in mind is intended solely to mean their welcoming friends and family to their home. There is no commercial intent’. They are merely seeking permission for a quiet retirement property in a beautiful location.

Context
Building Heights



Scale

Lumley Road and The Rookery are a mixture of storey heights ranging from single to 1.5 storey and 2 storey dwellings. As can be seen on the image to the left the site is bounded by all three and enjoys open space to the rear. To the east there is a 2000s development with many 3 storey dwellings which look over the location of Timber Cottage and Lumley Road. Whilst these influence the locality, we feel they do not represent the location.

Whilst the location has a rural feel by virtue of the open Peter Pond to the west, the dwellings are quite close together in the vicinity and as illustrated in photos 7,8,13 & 14 the properties have a much more urban level of overlooking than a walk along Lumley Road might suggest. This is due to the desirable location with the views over the pond and by virtue of the proximity to Emsworth.

Looking at the image adjacent, a 1.5 storey dwelling would contextually fit in this location. We note that the plot size (at just over ¼ acre) is larger than those of most of the surrounding properties, again supportive of a building of at least this size.

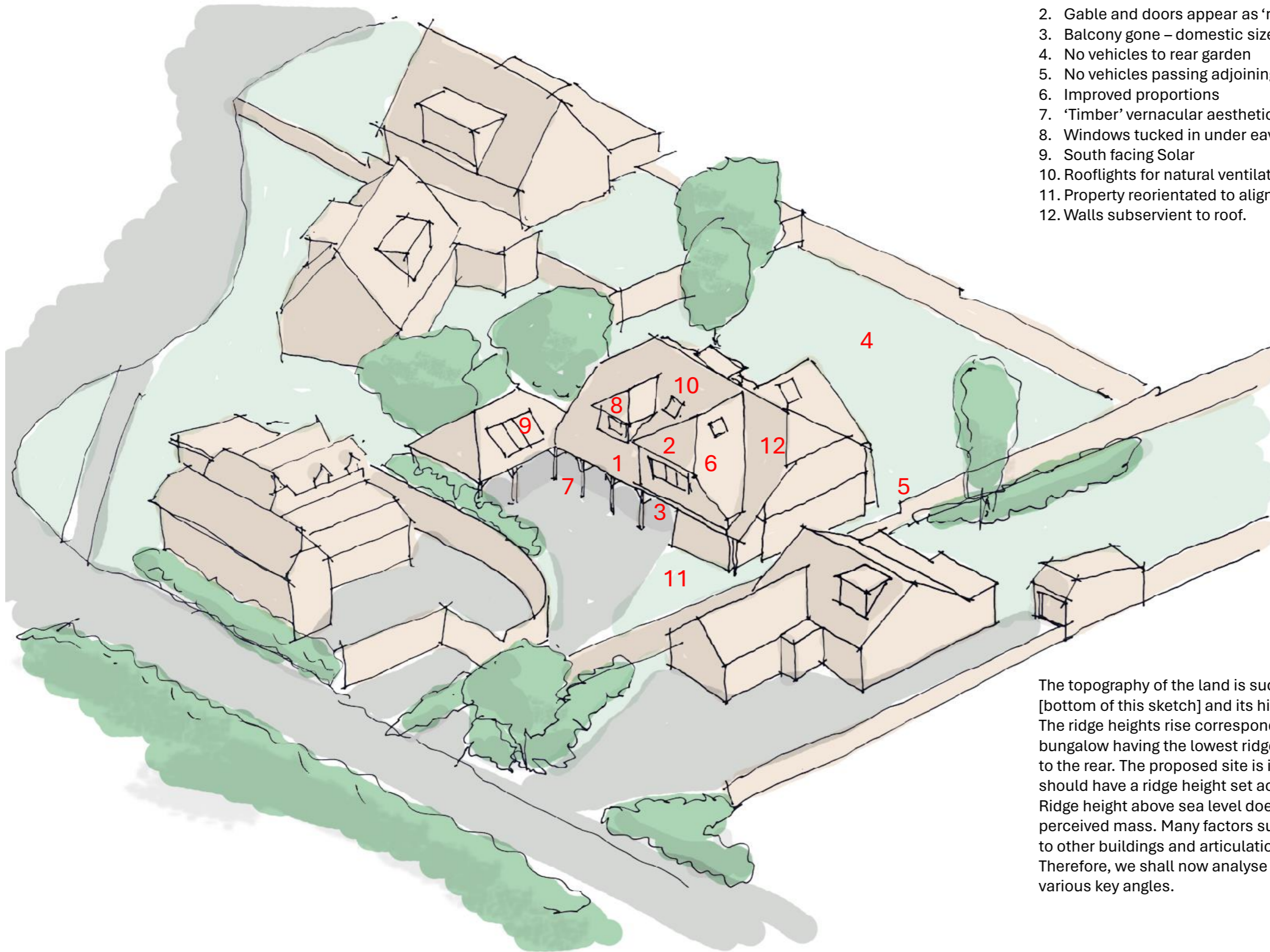
Form

The form of the dwellings in the vicinity of the site are predominantly load bearing masonry walls and pitched roofs with a variety of angles. There are many examples of flat roofed elements but these are predominantly garages and extension or dormer windows. The 1.5 storey dwellings largely have their 1st floor accommodation within the roof void with elements such as raised gables and dormer windows to gain needed head height. Many of the 1960s buildings around the site have strong gable features but the older buildings have barn hips which soften the form of the building.

Appearance.



Concept Sketch



1. Eaves at 1st Floor level
2. Gable and doors appear as 'roof elements'
3. Balcony gone – domestic sized windows
4. No vehicles to rear garden
5. No vehicles passing adjoining owners' rear garden.
6. Improved proportions
7. 'Timber' vernacular aesthetic
8. Windows tucked in under eaves
9. South facing Solar
10. Rooflights for natural ventilation and light
11. Property reorientated to align with neighbours' and street
12. Walls subservient to roof.

The topography of the land is such that it is at its lowest to the southwest [bottom of this sketch] and its highest to the northeast [top of this sketch]. The ridge heights rise correspondingly as well, with the foreground bungalow having the lowest ridge and then then rise towards The Rookery, to the rear. The proposed site is in the middle of this range and therefore should have a ridge height set accordingly.

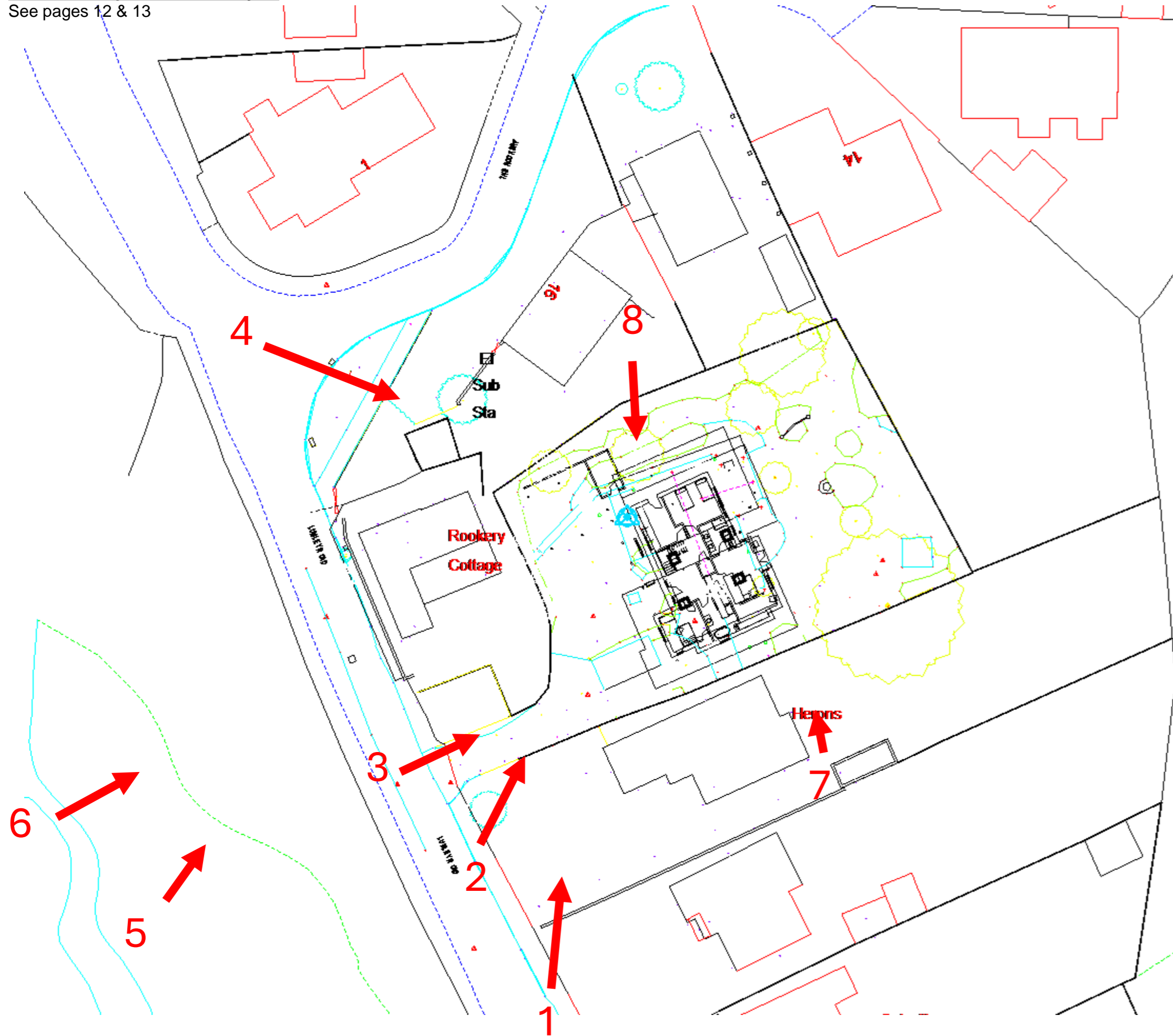
Ridge height above sea level does not have a direct correlation to perceived mass. Many factors such as length of ridge, position in relation to other buildings and articulation of roof form all have a bearing on mass. Therefore, we shall now analyse this mass in the context of the site from various key angles.

Concept Sketch



Camera Set up for Model Analysis

See pages 12 & 13



Grey Building = Existing Bungalow on Site

Green building = 2 bungalows 16/01705

Red Building = Bungalow 20/01475

Blue Building = Current Application

These sketches illustrate the following points regarding mass and bulk:



1 Scolt Head - Existing



1 Scolt Head - Twin Bungalows

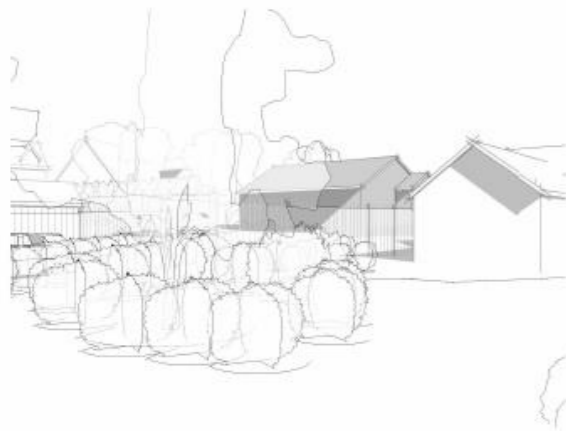


1 Scolt Head - Approved Bungalow

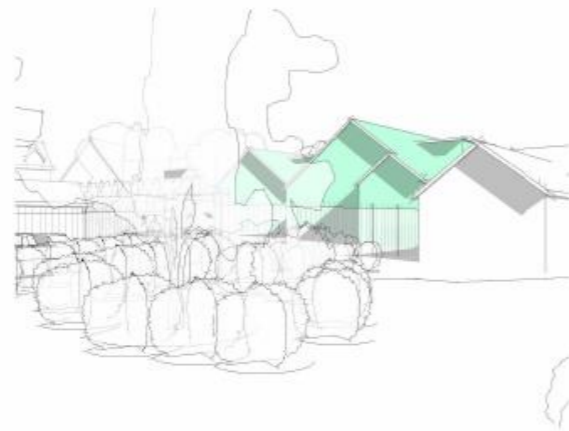


1 Scolt Head - Proposed

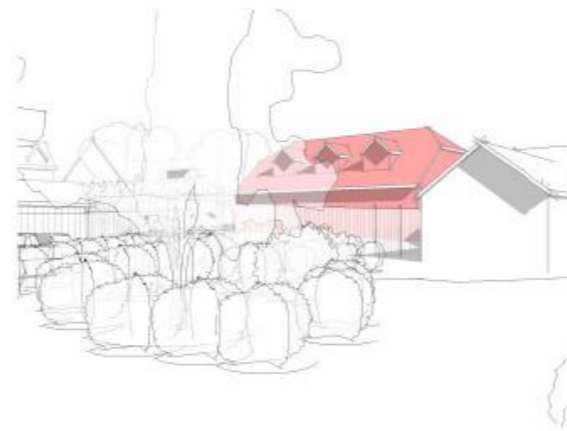
1. Because the blue building is set back the ridge appears lower.
2. The length of the ridge has an impact on mass. The blue ridge is not as long as the red ridge .
3. The site is well screened by trees, plants and shrubs.



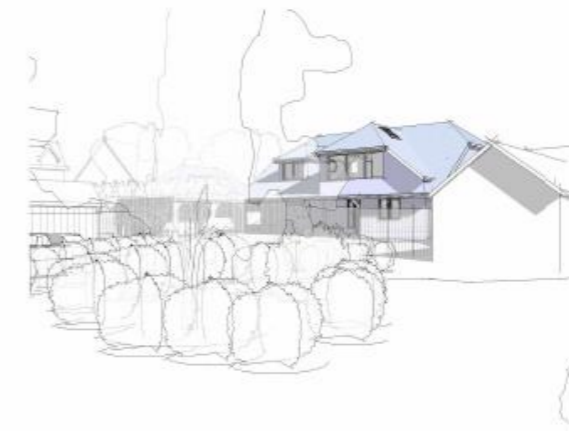
2 Herons - Existing



2 Herons - Twin Bungalows

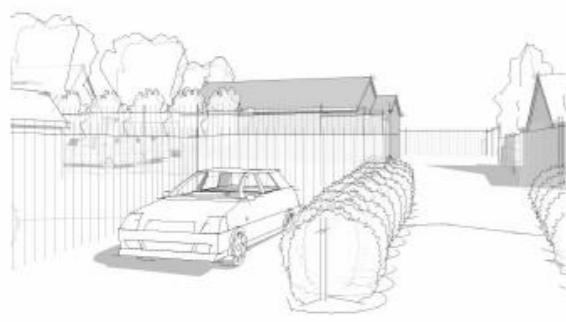


2 Herons - Approved Bungalow

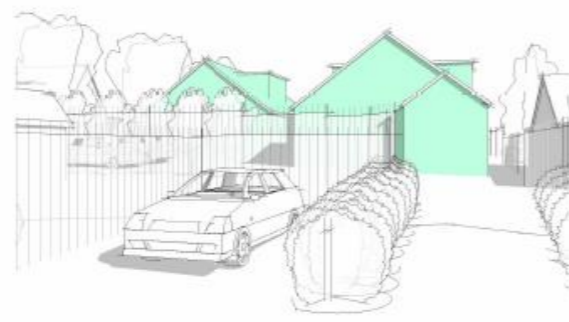


2 Herons - Proposed

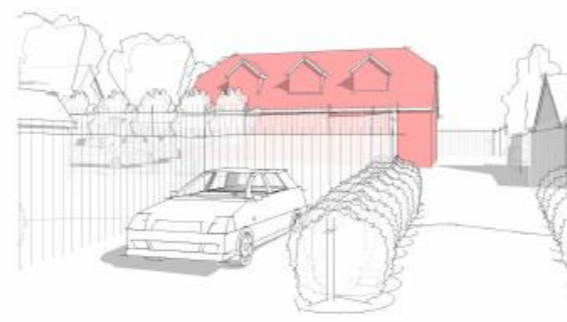
Grey Building = Existing Bungalow on Site
 Green building = 2 bungalows 16/01705
 Red Building = Bungalow 20/01475
 Blue Building = Current Application



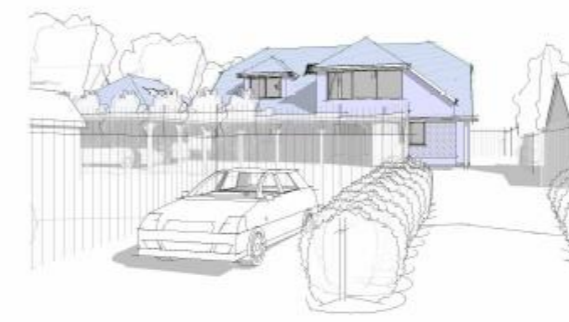
3 Timber Cottage - Existing



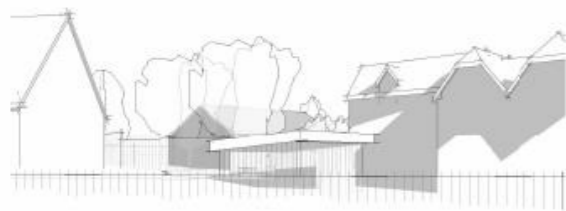
3 Timber Cottage - Twin Bungalows



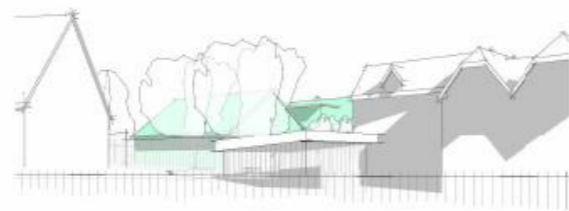
3 Timber Cottage - Approved Bungalow



3 Timber Cottage - Proposed



4 Rookery junction - Existing



4 Rookery junction - Twin Bungalows



4 Rookery junction - Approved Bungalow



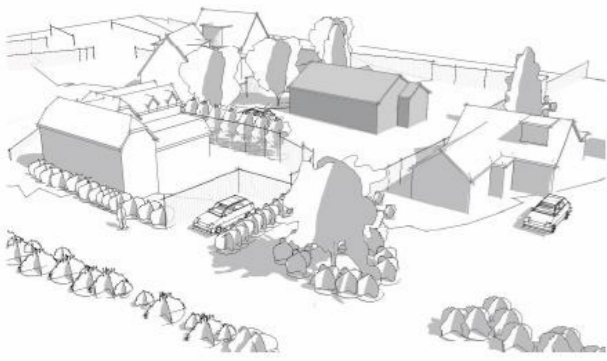
4 Rookery junction - Proposed

Grey Building = Existing Bungalow on Site

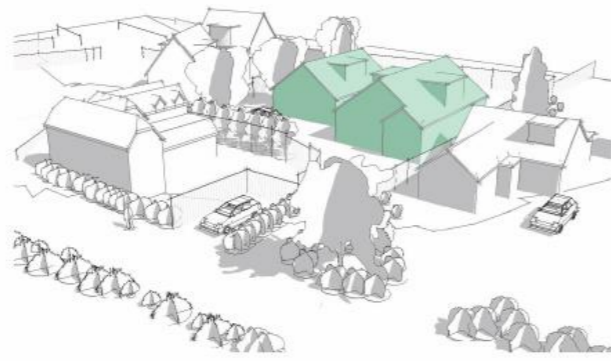
Green building = 2 bungalows 16/01705

Red Building = Bungalow 20/01475

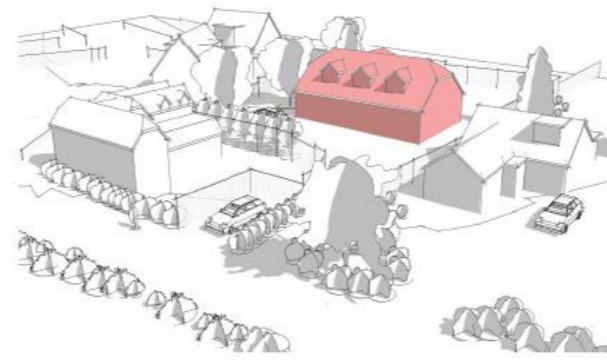
Blue Building = Current Application



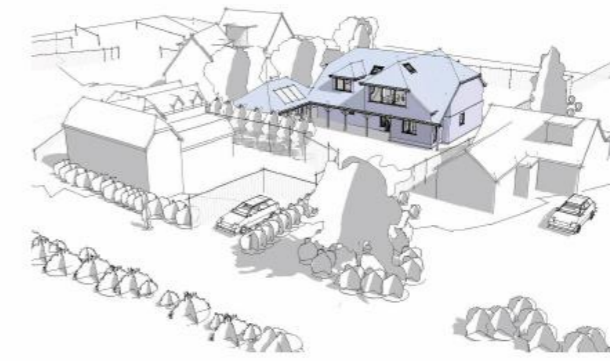
5 - SW Birdseye - Existing



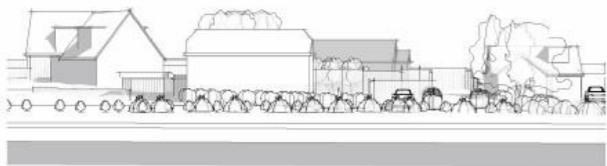
5 - SW Birdseye - Twin Bungalows



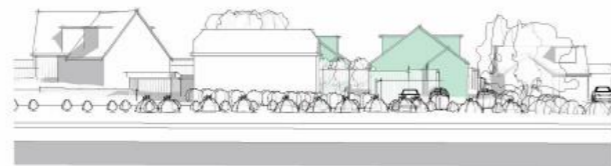
5 - SW Birdseye - Approved Bungalow



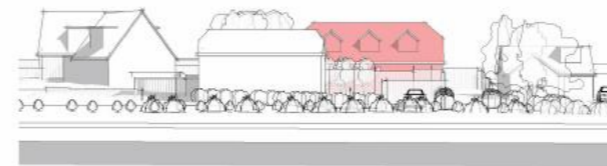
5 - SW Birdseye - Proposed



6 - River Ems - Existing



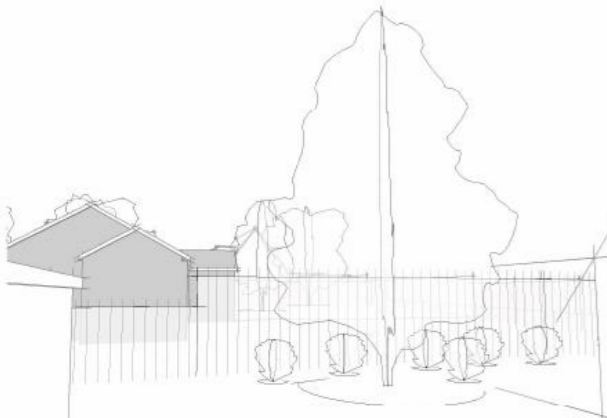
6 - River Ems - Twin Bungalows



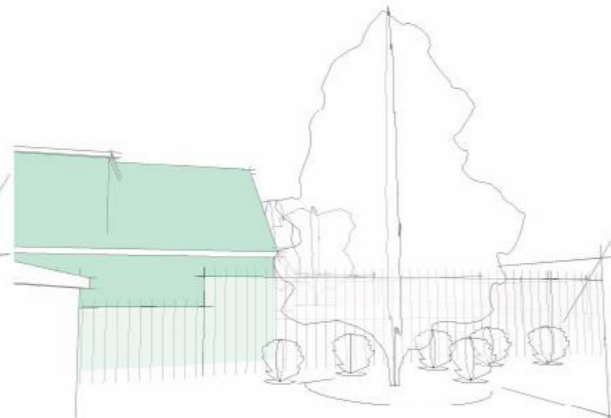
6 - River Ems - Approved Bungalow



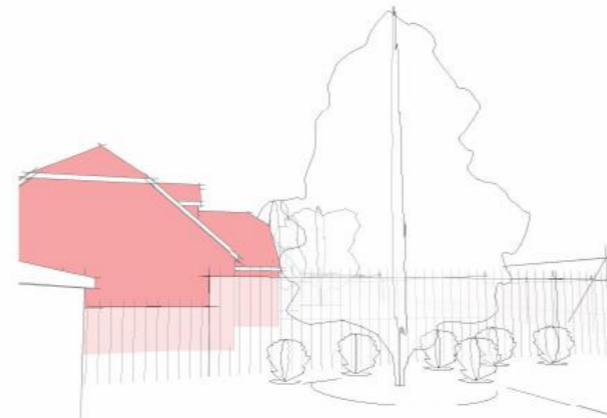
6 - River Ems - Proposed



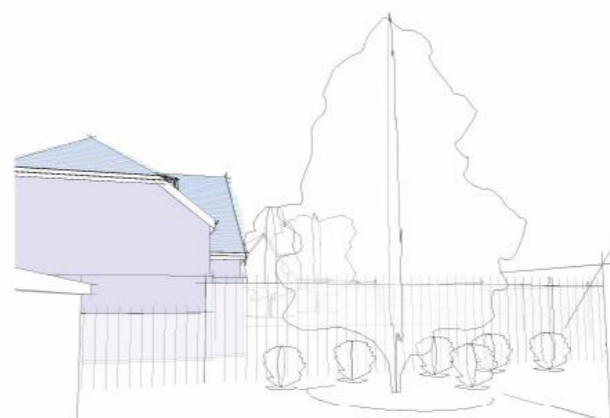
7 - H Garden - Existing



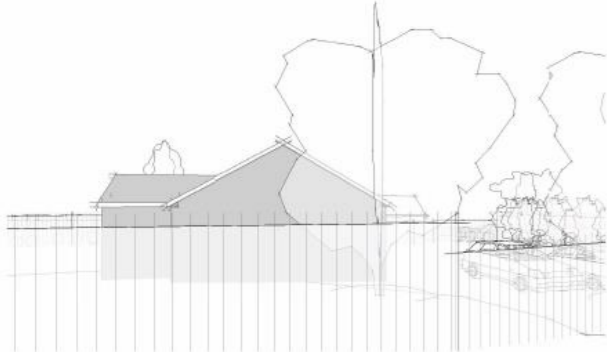
7 - H Garden - Twin Bungalow



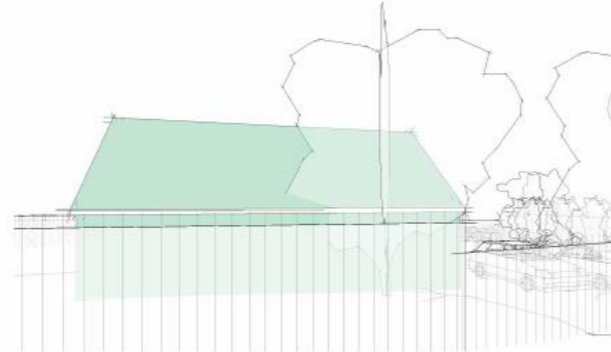
7 - H Garden - Approved Bungalow



7 - H Garden - Proposed



8 - 16 Existing



8 - 16 - twin Bungalow



8 - 16 - Approved Bungalow



8 - 16- Proposed

These sketches illustrate the following points regarding mass and bulk:

1. Because the blue building is set back the ridge appears lower.
2. The length of the ridge has an impact on mass. The blue ridge is not as long as the red ridge .
3. The site is well screened by trees, plants and shrubs.



Equinox 8am



Equinox 10am



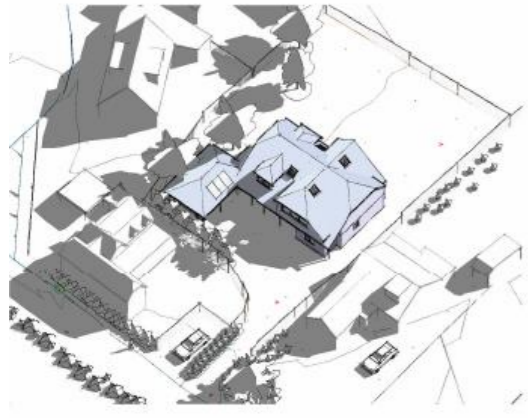
Equinox 12noon



Equinox 2pm



Equinox 4pm



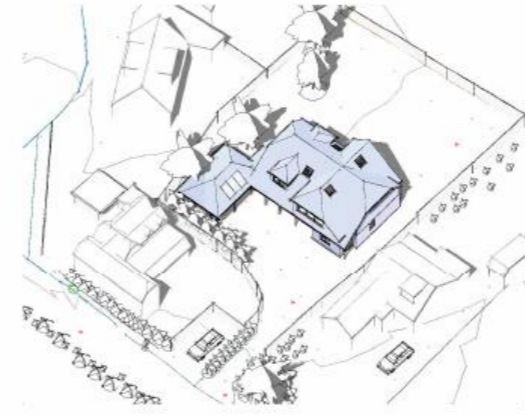
Summer Solstice 8am



Summer Solstice 10am



Summer Solstice 12noon



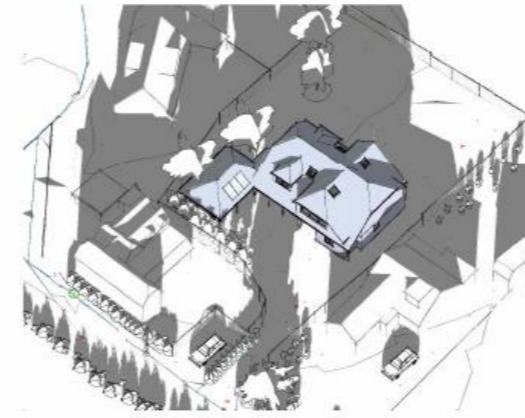
Summer Solstice 2pm



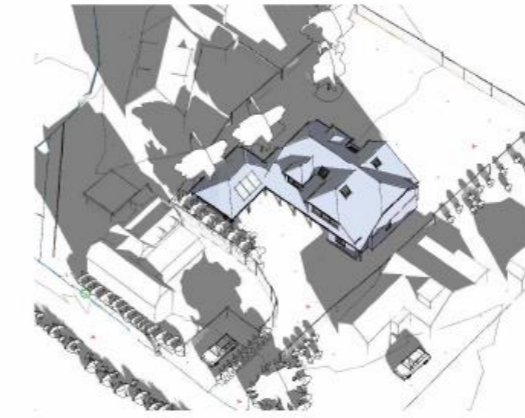
Summer Solstice 4pm



Winter Solstice 10am



Winter Solstice 12noon



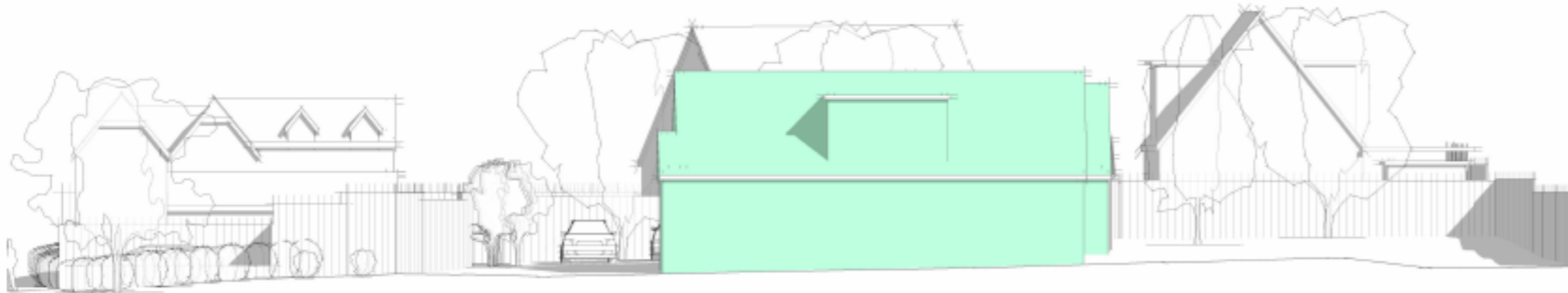
Winter Solstice 2pm

These diagrams illustrate that the proposed building by virtue of its heights, form and position in relation to the neighbours will have little effect on the sunlight / shadows on adjoining owners' land.

These sketches illustrate the building is of comparable height and mass to previously approved buildings on the site.



Grey Building = Existing Bungalow on Site



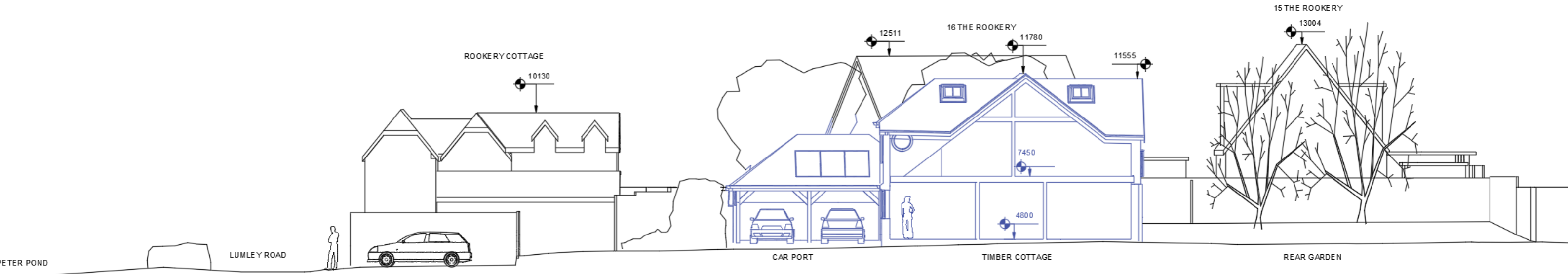
Green building = 2 bungalows 16/01705



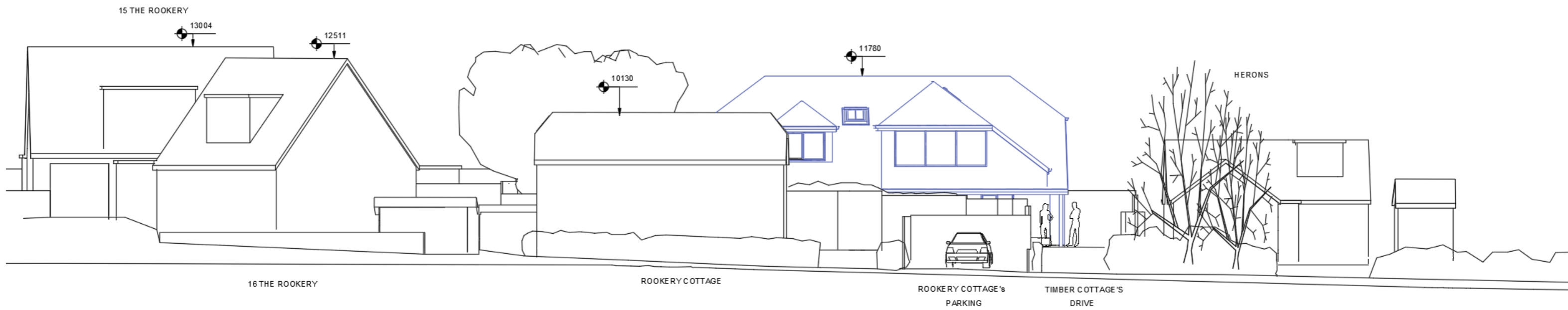
Red Building = Bungalow 20/01475



Blue Building = Current Application

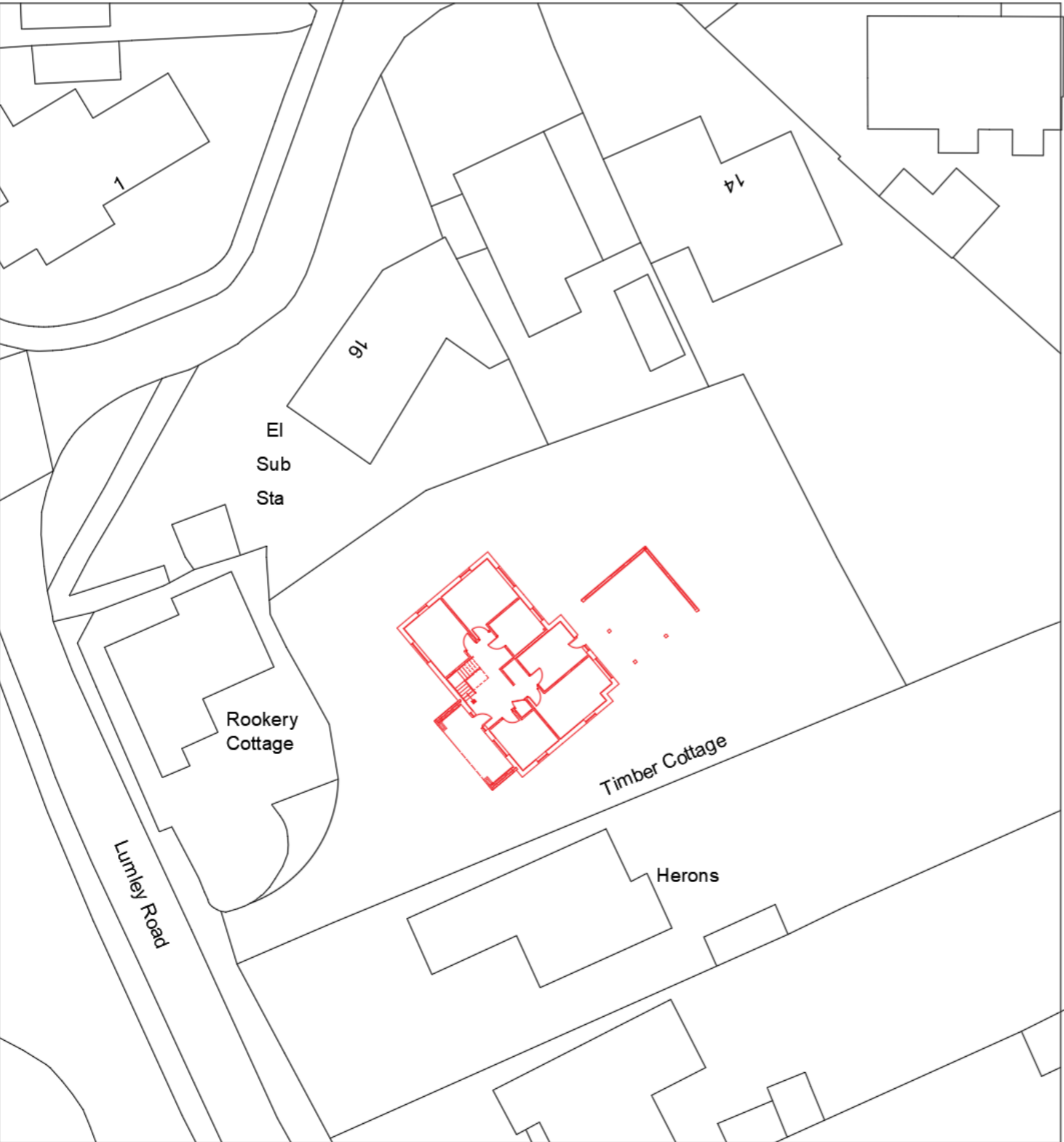


Site Section

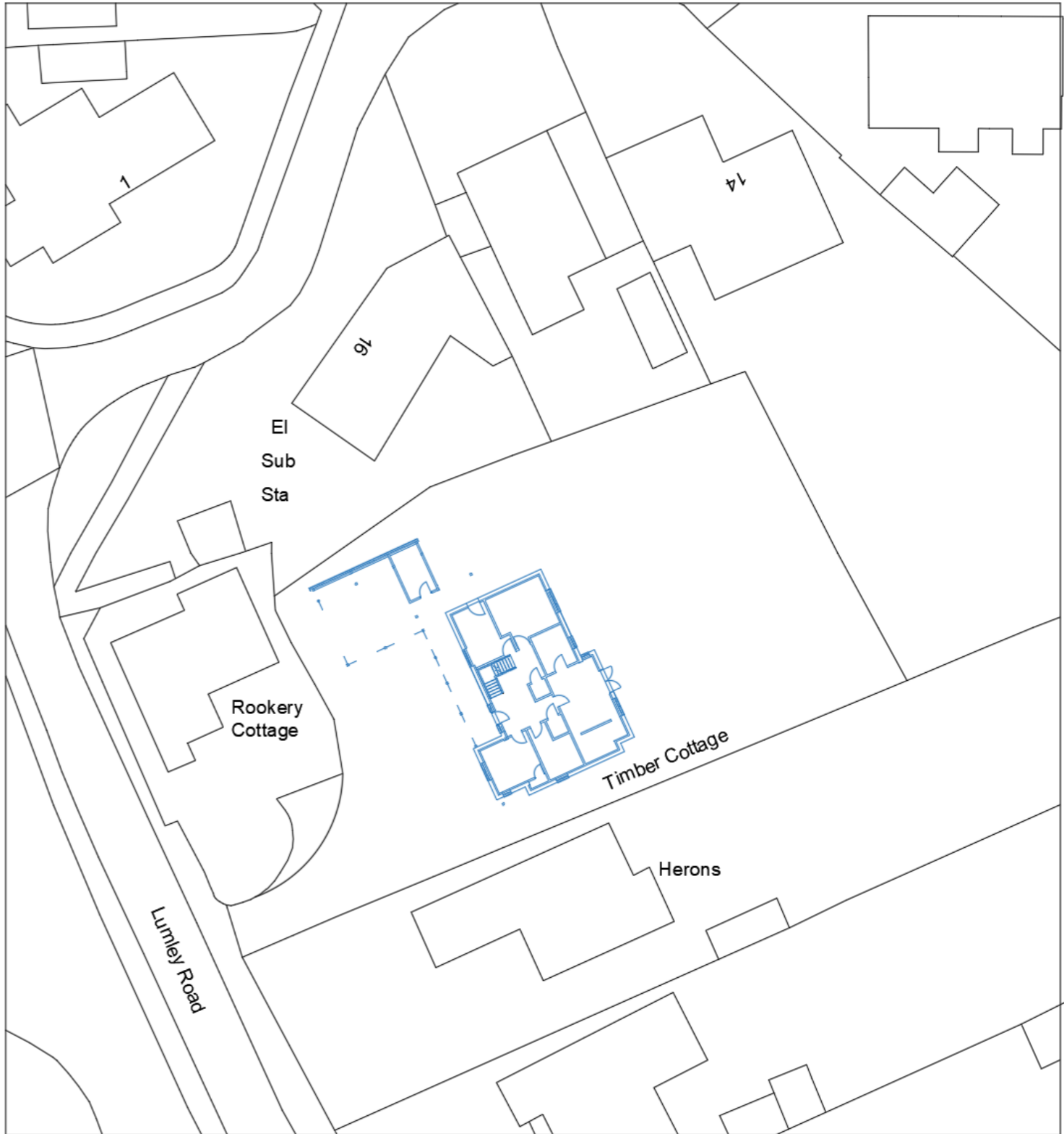


Street Elevation

First Floor Plan Comparison



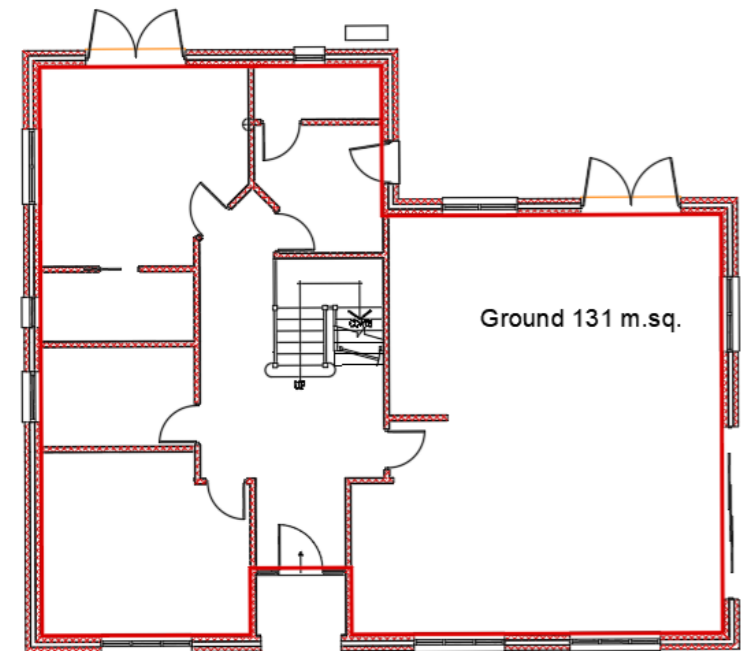
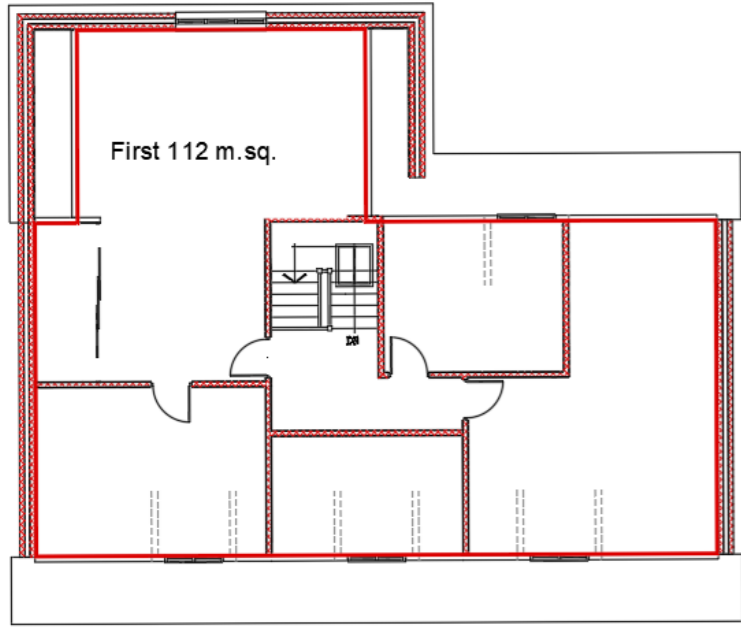
- 23/02690/FUL**
- Building rotated on plot
 - Building positioned in centre of plot and dominates it.
 - First floor accommodation close to the boundary of Rookery Cottage.
 - Building protrudes past the rear of Herons and impacts it garden.



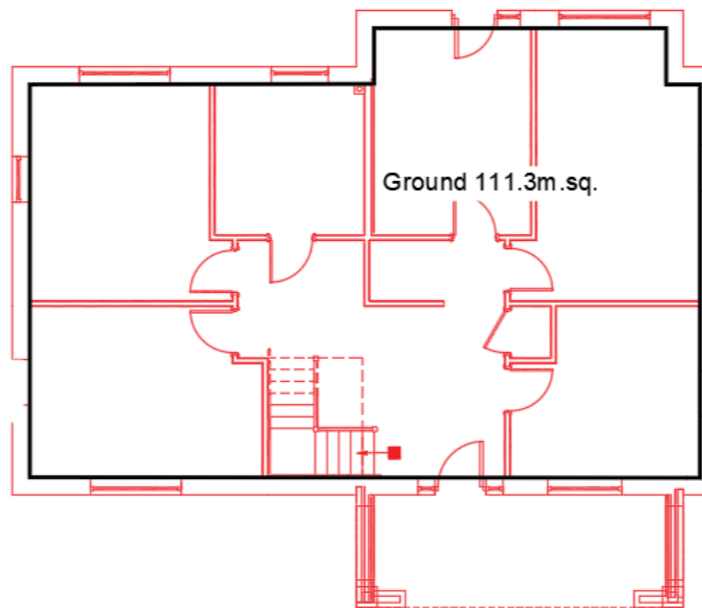
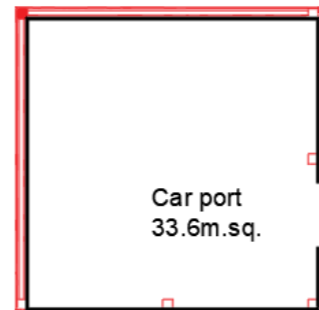
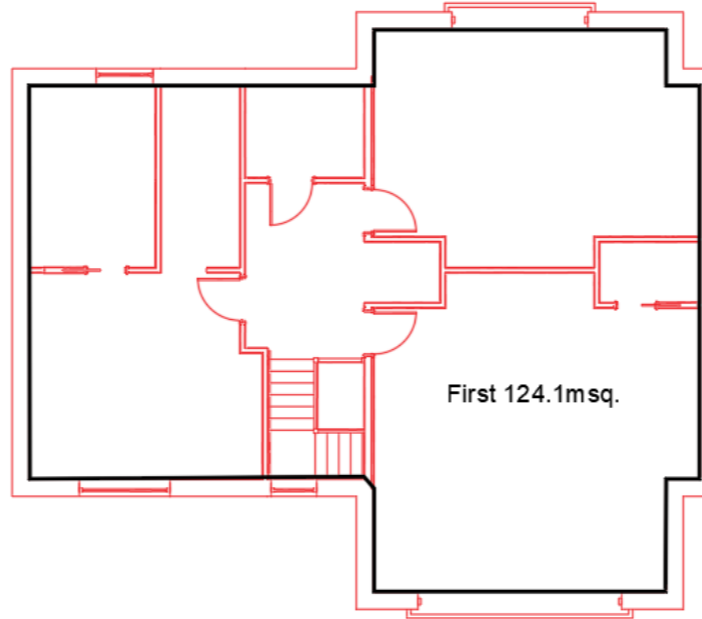
- Current Application**
- Building aligned to context.
 - First floor accommodation stepped back from the boundary of Rookery Cottage
 - Building has less impact on Herons rear garden

Area Comparisons

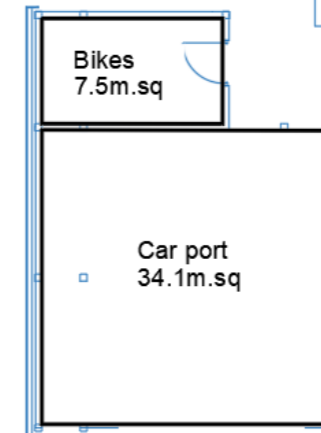
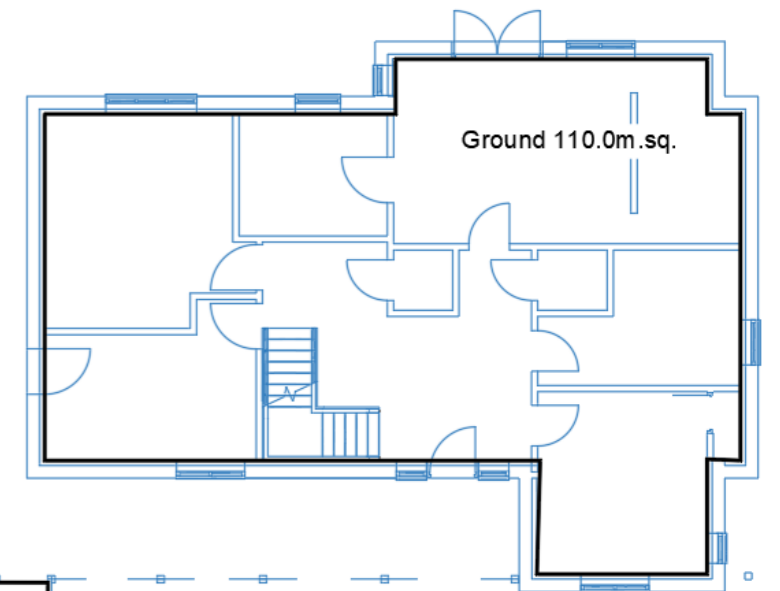
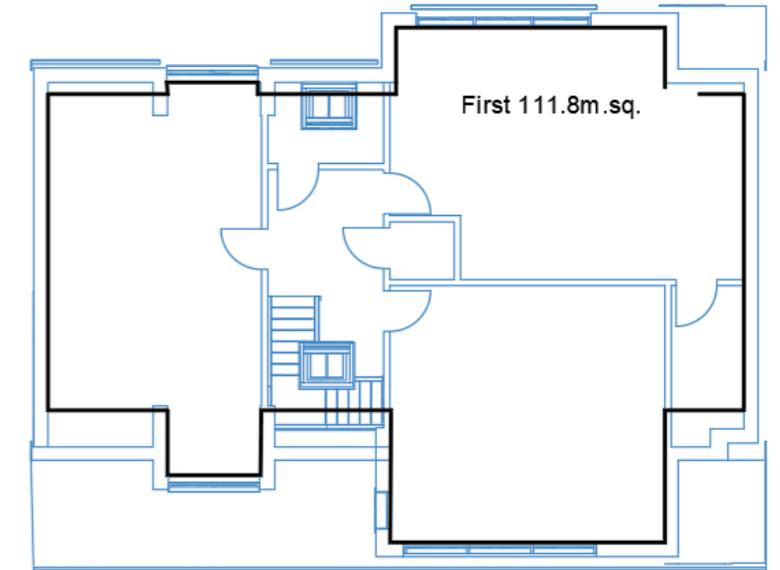
20/01475/FUL approved



23/02690/FUL declined



Current Application



	20/01475/FUL	23/02690/FUL	Current Application
Ground floor	131	111.3	110
First Floor	112	124.1	111.8
	243	235.4	221.8

Lumley Road Elevation Comparison



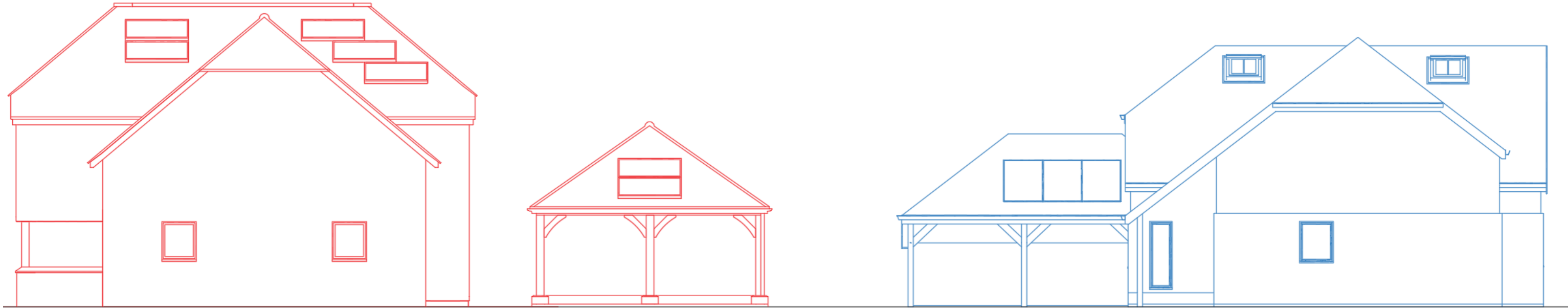
23/02690/FUL

- Ridge at 12,681mm above Site Datum
- Eaves align / roof starts at first floor window level.
- Gaps / wall above first floor windows to eaves.
- Walls dominant proportionally to roof.
- Front entrance feature is a gable and has highest ridge.
- Car port to rear.
- Building form appears high and 'lifted'
- Balcony & doors to front elevation
- Front Gable feature high with high eaves etc to Herons to South

Current Application

- Ridge at 11,780mm above site datum
- Eaves align / roof starts at head of ground floor window level
- No gaps / wall above first floor windows to eaves.
- Walls proportionally smaller than roof.
- All elements above first floor are roof type features.
- Car port linked to dwelling with complementary design.
- Building form appears long and low, emphasis on horizontal rather than vertical.
- No Balcony or Doors to front elevation
- Roof feature masses down (offset) towards Herons to the south reflecting the scale transition across the site [from Herons to the south and The Rookery to the North]

Side Elevation Comparison



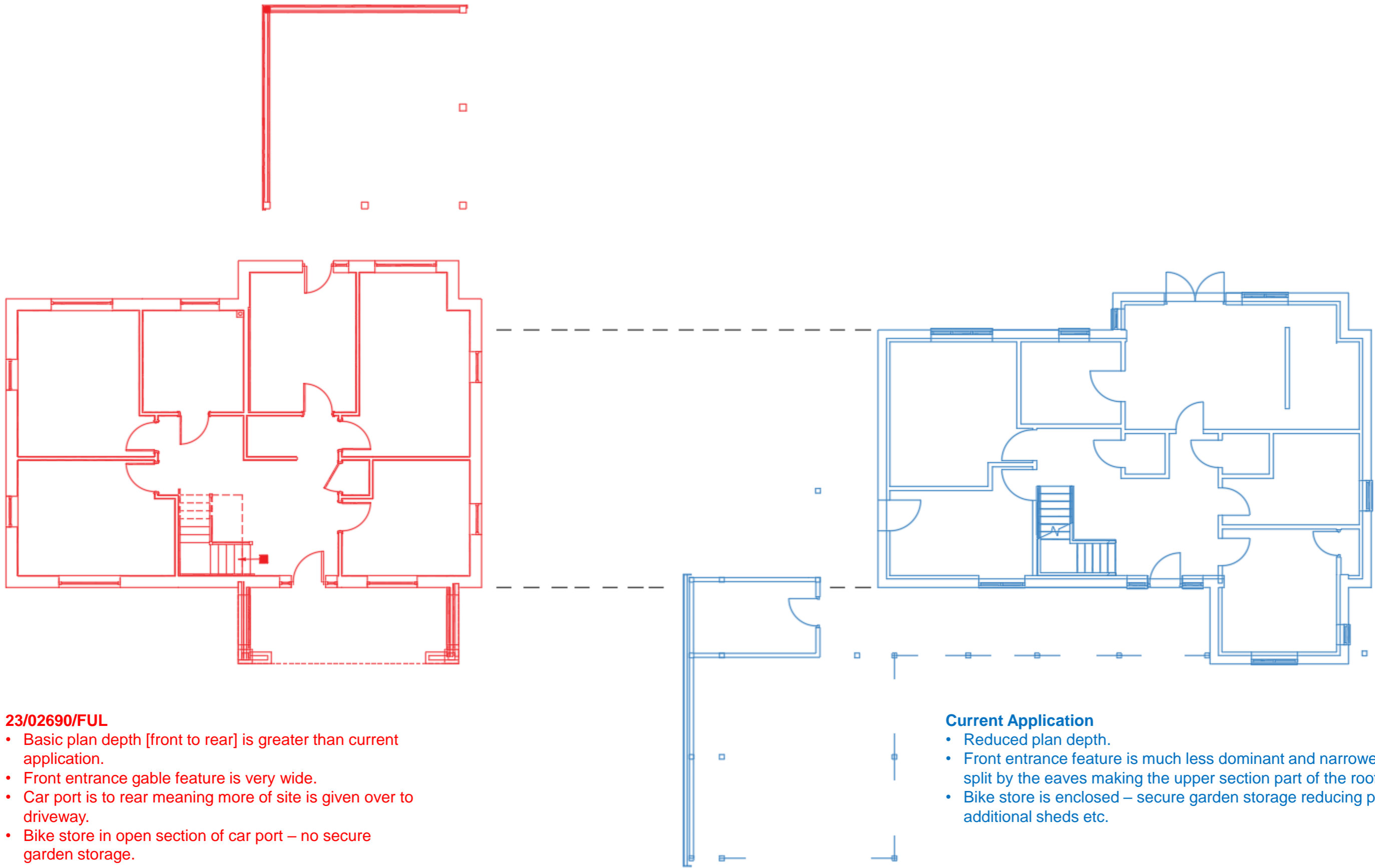
23/02690/FUL

- Ridge at 12,681mm above Site Datum
- Walls dominant proportionally to roof.
- Same heavy load bearing masonry materials transition from ground floor to first floor – this adds to the mass and dominance of the first floor.
- Eaves height appears very high to side.

Current Application

- Ridge at 11,780mm above site datum
- Walls subservient to roof.
- Articulation in materials, moving from masonry to timber at first floor level to reduce the visual weight of the first floor accommodation.

Ground Floor Plan Comparison



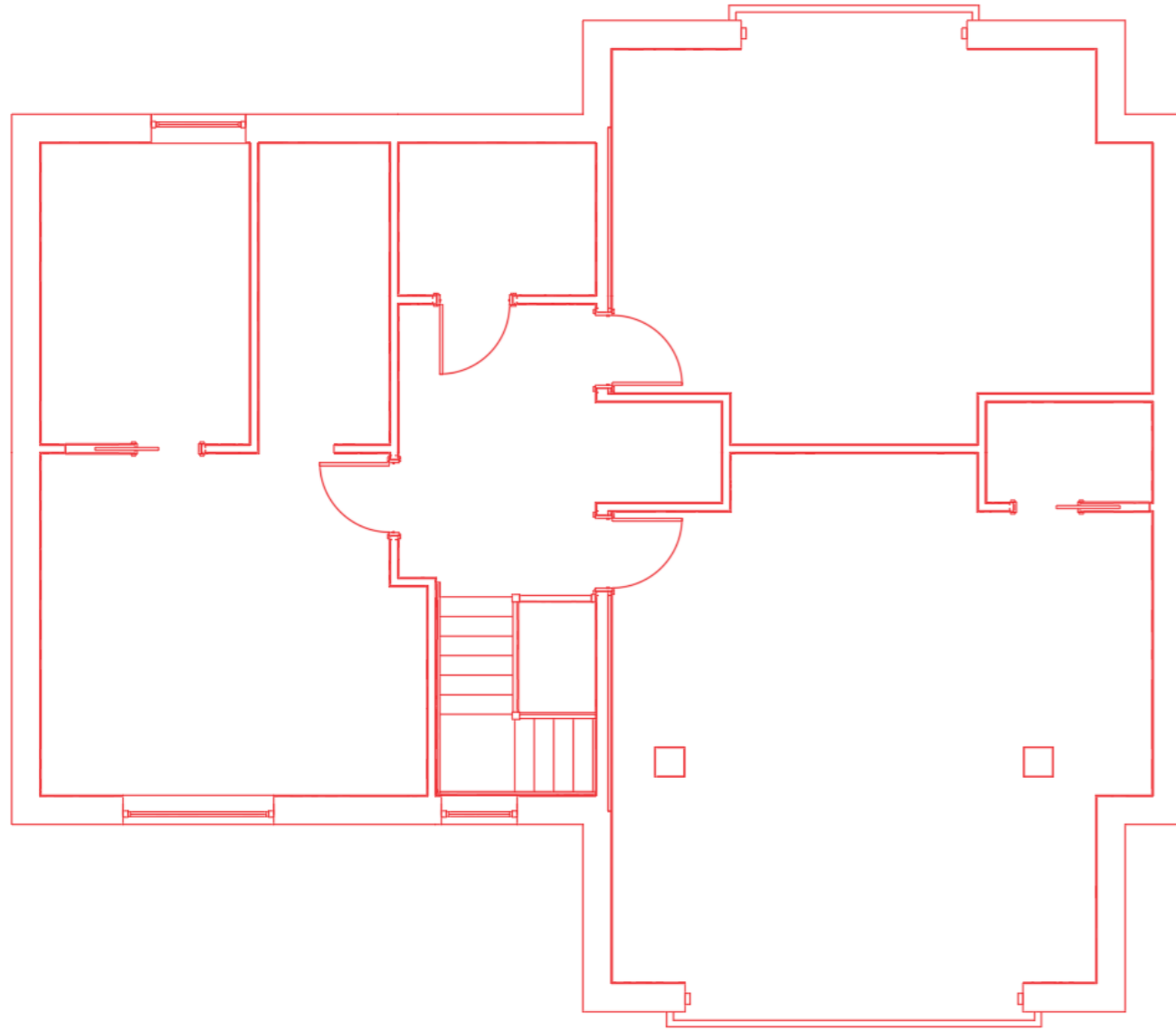
23/02690/FUL

- Basic plan depth [front to rear] is greater than current application.
- Front entrance gable feature is very wide.
- Car port is to rear meaning more of site is given over to driveway.
- Bike store in open section of car port – no secure garden storage.

Current Application

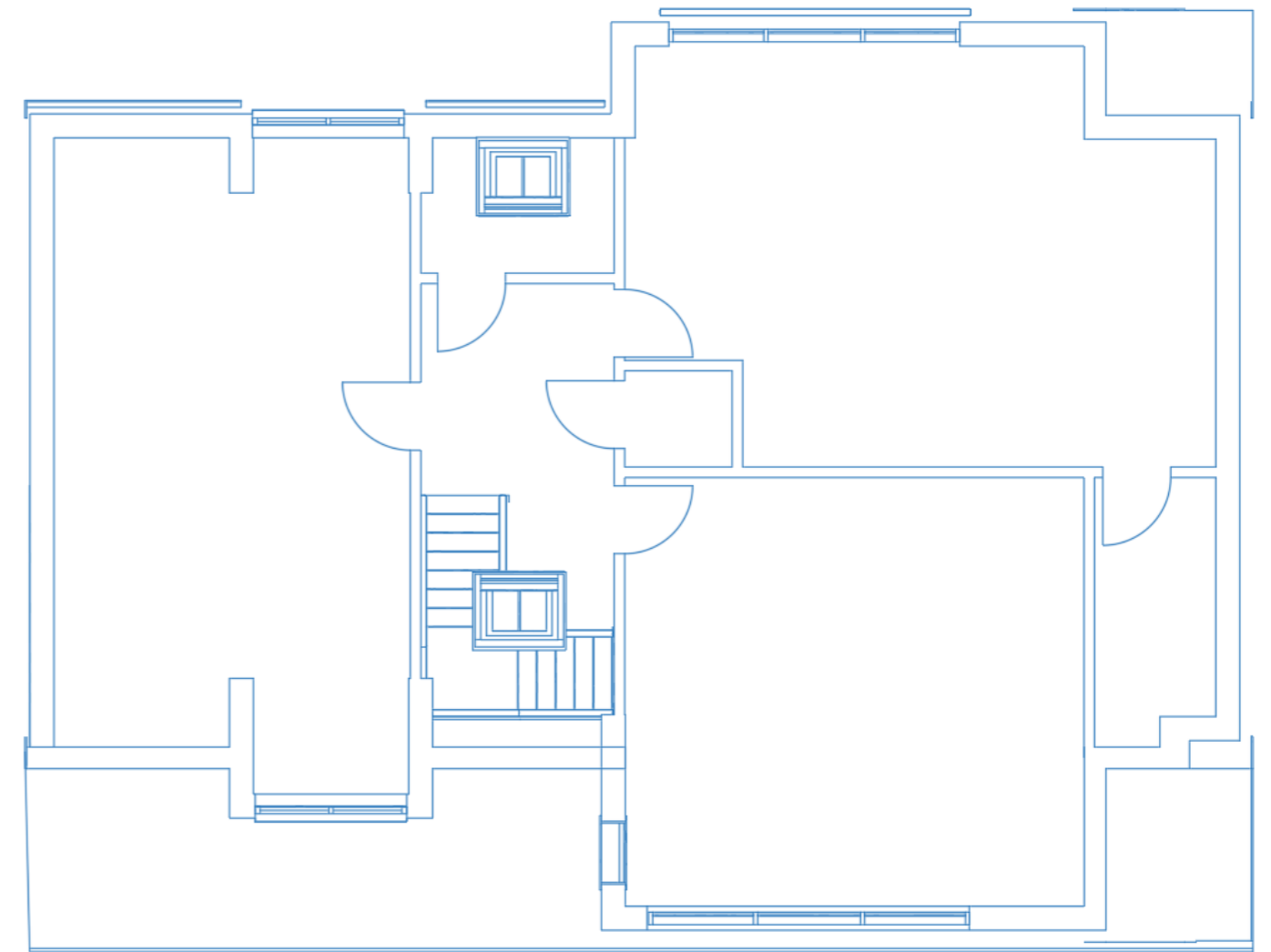
- Reduced plan depth.
- Front entrance feature is much less dominant and narrower. It is also split by the eaves making the upper section part of the roof features.
- Bike store is enclosed – secure garden storage reducing pressure on additional sheds etc.

First Floor Plan Comparison



23/02690/FUL

- 1st Floor accommodation near full height. Plan form follows footprint of ground floor closely – i.e. accommodation is between the same walls as the ground floor.



Current Application

- First floor accommodation is 'roof based' i.e. it is within the roof void.
- Parts of ground floor plan now visible as roof at this level
- Velux roof windows and visible dormers to gain light into the roof.

Access

The building has been designed to meet the requirements of Part M of the building regulations and therefore it has a WC that is suitable for disabled persons, level thresholds and easy access from car to front door.

Further access information is contained in the Sustainability statement [policy 40] below:

Transport.

There are good public transport links locally: 700 bus on the A259 Road and a train station at Emsworth. We have also provided adequate parking and spaces for 4 cycles.

1no. charging point for electric vehicles are being provided.

Sustainable Construction and Design Statement.

The design and specification for the project has been carefully developed to use sustainable materials and technologies to achieve high environmental standards that are appropriate for the setting to reduce the dwellings impact and enhance the Environment.

The development will utilise design and construction techniques to conserve energy, be water efficient, reduce waste and recycle materials. – e.g. Timber Frame, using sustainably forested wood, high levels of insulation, maximise off site manufacturing to reduce waste and lessen on-site construction time etc.

Ecology.

The ethos of the design is for the house to sit naturally within the site and be a net contributor the ecology of the site.

The following ecological proposals seek to enhance the ecology on site:

- The use of flowering plants as listed within the RHS 'Plants for Pollinators' within areas of landscaping
- The provision of nest boxes for a variety of bird species such as house sparrow to trees and hedges in the surrounding garden.
- Installation of Bat boxes to the south/west side of selected trees.

Nesting Birds

We fully understand that any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required during this time an ecologist will need to check to ensure there are no nesting birds present on the site before any works take place (max 24 hours prior to any works commencing). A bird box will be installed on the building/ and or tree within the garden of the property.

Hedgehogs

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Water usage.

The proposal meets the minimum of 110 litres per day per person by reducing flow rates etc.

During the building regulation phase this requirement will be further assessed by Building Control as the Part G water assessment. At that time should the client need to have increased flow rates we may need rainwater harvesting to mitigate any increases

Heating

It is intended to install an Air Source Heat Pump at the property to provide heating/hot water. Prior to the installation of any air source heat pump details of the MCS020 assessment shall be provided to the LPA for approval. If the MCS020 assessment does not meet the noise criteria set out then full details of the proposed unit(s) and details of anti-vibration mounts and other noise attenuation measures will be required. The scheme shall be implemented as approved and thereafter maintained as such. We are also looking at a whole house MVHR system for the dwelling to further reduce energy consumption.

Lighting.

The planning application site is south of the National Park & outside of the AONB of Chichester Harbour.

We have reviewed the information contained in the following Documents.

<https://www.theilp.org.uk/documents/obtrusive-light/>

<https://www.southdowns.gov.uk/enjoy/dark-night-skies/>

http://www.bats.org.uk/pages/bats_and_lighting.html

We note the need to reduce light pollution and will advise the client that any external lights should be low level and shine downwards. For the proposal, some external lighting will be necessary for the convenience of their occupiers. Nevertheless, it is recognised that this need must be balanced with the requirement to limit light pollution in the South as controlled by the national planning policy [Paragraph 125 of the National Planning Policy Framework (NPPF)]

The external lighting would be provided in accordance with the Society of Light and Lighting (SLL) codes for lighting with reference to the CIBSE Lighting Guide LG6 : The Outdoor Environment. All security and every day external lighting to the proposed dwellings could be controlled by Passive Infra-Red Detectors (PIR).

On this basis, it is considered that the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be limited under the proposal and that the proposal therefore complies with Paragraph 125 of the NPPF.

Sustainable Construction

Waste minimization will be a key focus of the construction process, for example, as much as possible of the demolition materials will be reused on site or recycled off site. Excavation arising will be retained on site for use in landscaping, waste segregation for recycling.

Prefabrication will be used to minimize on site operations and wastage for example, timber frame etc.

Materials will be sourced where possible from local suppliers to minimize unnecessary transport.

Energy consumption during construction will be monitored to minimize wastage.

Onsite operations will be managed in accordance with best practice. An aco drain will be installed across the entrance of the site to collect any wastewater etc. A banksman will be used to control vehicles and muddy wheels will be washed down/ brushed prior to leaving site.

During demolition and construction works, measures to minimise noise, dust, waste and light impacts should be put in place. There should be no burning of waste demolition or construction arisings at the site.

Lifetime Homes / Building for Life.

Criteria 1 – Parking

There are parking spaces in the car port and in front of it.

Criteria 2 & 3 – Approach to dwelling

As illustrated it is possible to park very near the entrance and get to the dwelling on a level surface that is easily traversed by ambulant disabled people or people in wheelchairs.

Criteria 4 – Entrance.

The doors will be visually different to the wall and have a level threshold with aco slit drain for water. The entrances will be discretely well lit and have a clear opening width to allow passage of a wheelchair.

Criteria 5 – Stairs.

Whilst it would be possible to easily adapt the ground floor for disabled use. The staircase conforms with Part K and M of the building regulations and therefore has handrails and closed risers etc.

Criteria 6 – Doorway widths.

Since this is a reasonable sized bungalow the doorways and approaches are of good size and therefore compliant with Lifetime homes and Part M of building regulations.

Criteria 7 – Circulation spaces.

Again, as per criteria 6 – this dwelling easily exceeds the requirements of Lifetime homes.

Criteria 8 – Entrance Level Living Space

Compliant Living spaces are available on entrance levels.

Criteria 9: Potential For Entrance Level Bed-Space

There is a permanent bedroom on the entrance level.

Criteria 10: Entrance Level WC And Shower Drainage

The dwelling has a compliant shower room /WC on the entrance level.

Criteria 11: WC And Bathroom

Compliant Walls to all bathrooms and WCs will be constructed so as to be able to be capable of providing future fixings and supports such as grab rails. On the ground floor this will be blockwork [there for solid feel].

Criteria 12: Potential Through-Floor Lift In Dwelling

The first floor is to be timber joisted and to be held by the timber frame. There is a lift space already identified on the plans.

Criteria 13: Potential For Fitting Of Hoists And Bedroom / Bathroom

The timber framed structure means that accommodating a hoist to the first floor will be possible. It is very easy on the ground for the same reason.

Criteria 14: Bathroom

An accessible bathroom, providing ease of access in accordance with the specification below, is provided on the same storey as a main bedroom.

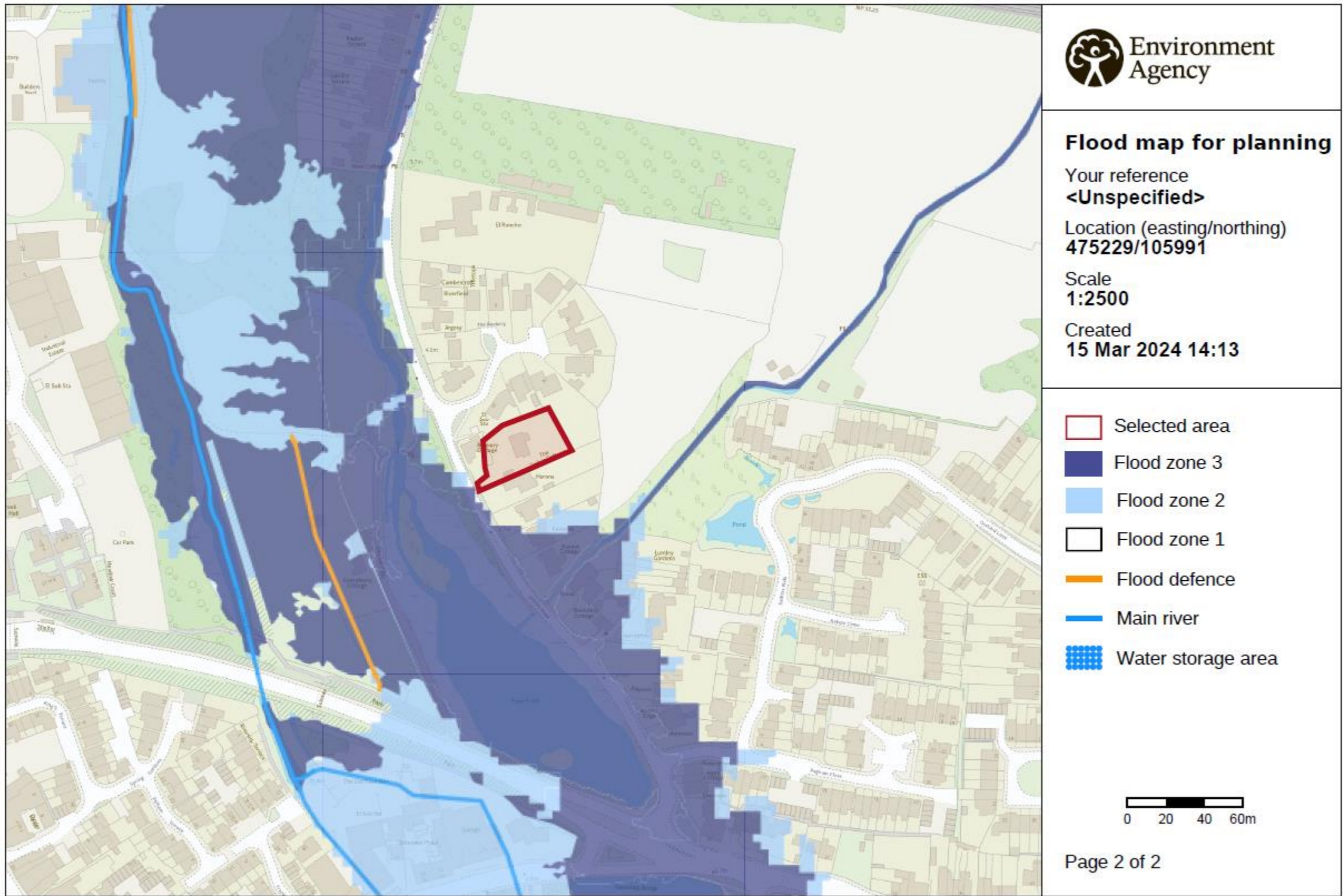
Criteria 15: Glazing and Window Handle Heights

Windows in the principal living space (typically the living room), are designed to allow people to see out when seated. In addition, at least one opening light in each habitable room is approachable and usable by a wide range of people – including those with restricted movement and reach.

Criteria 16: Location Of Service Controls

Compliant Service controls will be designed and constructed to be compliant with the requirements of Criteria 16, within a band of between 450mm and 1200mm from finished floor level, and 300mm from an internal corner





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This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

The site drawn is 0.11 ha.

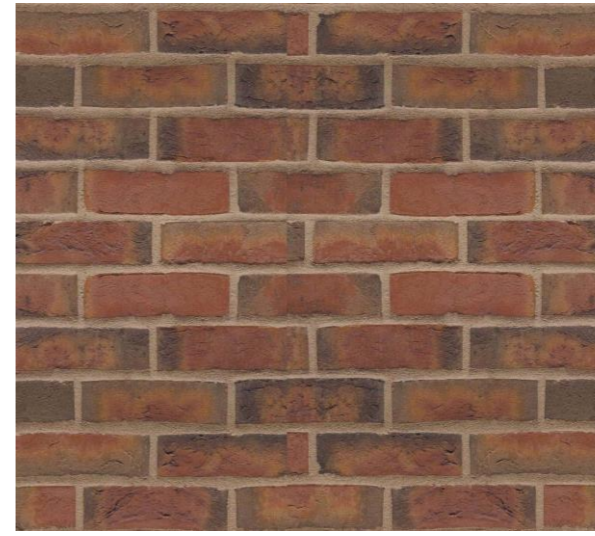
Materials.



<https://www.cedral.world/en-gb/roofing/fibre-cement-slates/rivendale/>
Or similar Approved



<https://www.theltc.co.uk/22-x-250-av---18-cedar-hg-waney-edge-cladding-301-p.asp>
OR
<https://www.englishwoodlandtimber.co.uk/product-type/fresh-sawn-timber-cladding/>



<https://www.wienerberger.co.uk/product-range/bricks/kassandra-multi.html>



Timber frame externally exposed – Green Oak or similar – left to grey naturally.



Windows – Powder coated or anodised Aluminium RAL 60003



<https://www.kingleyvalelimeandflint.co.uk/product-page/field-flint-unknapped>

Relevant Planning Policy

Neighbourhood Plan – Southbourne <https://southbourne-pc.gov.uk/neighbourhood-plan/>

POLICY SB1: DEVELOPMENT WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARIES

The Neighbourhood Plan defines the Settlement Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham on the Policies Map. Within the Settlement Boundaries, development proposals will be supported if they:

- respect the setting, form and character of each settlement as defined in their respective design policies in the neighbourhood plan; and
- ensure good accessibility to local services and facilities

As detailed above this proposals accords well with this policy.

POLICY SB4: DESIGN IN SOUTHBOURNE PARISH

A. Development proposals will be supported, providing their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character of the area. Buildings of an outstanding or innovative design which promote high levels of sustainability or help raise the standard of design will be supported as long as they fit with the overall form, character and layout of their surroundings.

B. All proposals should demonstrate high quality design. Development that fails to take the opportunities available to enhance the local character and quality of the area, or that undermines the landscape character of the gaps between settlements, will not be supported. Development within the Lumley, Hermitage, Prinsted Conservation Area and Nutbourne West Character Areas will be expected to also comply with the relevant policy for that character area as set out in Policies SB5-8

We believe the current application sits comfortably on the site and accords to the above policy.

POLICY SB5: DESIGN AND HERITAGE IN LUMLEY

A. Development proposals in the Lumley Character Area, as shown on the Policies Map, will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area where relevant to the proposal:

- i. The loose knit rural nature of the area particularly around the Grade II listed Lumley Mill;
- ii. Its predominantly farmland setting;
- iii. The importance of the established trees and hedgerows in forming enclosure in the south west of the area and the enclosure of Lumley Road in the wider landscape;
- iv. The significance of well-established trees that provide a setting to Lumley Terrace and Flint Cottages; and,
- v. The regular plot sizes of the Grade II listed Lumley Terrace and Flint Cottages and their regular two- storey brick under tile pitched roof form and vernacular features.

The relevant sections here are [iii] & [iv]. The proposals are well set back from Lumley Road and additional landscaping is proposed. Therefore, the impact will be minimal and thus the scheme accords with this policy

POLICY SB14: BIODIVERSITY

A. Development proposals should take account of the protected and other notable biodiversity species. Development proposals which would affect any of the natural assets will only be supported where:

- They either avoid (through locating on an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for any significant harm to biodiversity they will cause;
- The land does not lie within or outside a Site of Special Scientific Interest, and which the proposals are not likely to have an adverse effect on it (either individually or in combination with other developments), unless it can be demonstrated the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest); and
- They will not result in the loss or deterioration of ancient woodland and ancient or veteran trees, unless there are wholly exceptional reasons and a suitable compensation is made.

B. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity.

An ecological must minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Proposals should also consider the efficient use of resources at the earliest design stage and should prioritise wherever possible the refurbishment and reuse of existing buildings as part of the scheme to capture their embodied carbon.

As illustrated in the ecological section of this document, careful consideration and consultation has been carried out with ecologists and arboriculturists to add bat boxes and native planting to increase the biodiversity of the site. Whilst BNG is not applicable to this scheme the resultant development will be a net increase. The siting of the building, whilst dictated by the strong surrounding built context, is a good orientation for the building. There are no over glazing issues or over heating etc.

POLICY SB19: ZERO CARBON BUILDINGS

A. All development must minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Proposals should also consider the efficient use of resources at the earliest design stage and should prioritise wherever possible the refurbishment and reuse of existing buildings as part of the scheme to capture their embodied carbon

The proposals are a Timber framed building which will enjoy levels of insulation and air tightness beyond the requirements of the building regulations. Furthermore, there are discretely placed solar panels, a potential MHVR system and an air source heat pump. This will make the proposed dwelling a very low carbon dwelling.

Relevant Planning Policy

POLICY SB20: WATER INFRASTRUCTURE AND FLOOD RISK

A. Development proposals will be supported, provided it can be demonstrated that, where appropriate:

i. The sewer network can accommodate the additional demand for sewerage disposal either in its existing form, through interim solutions or through planned improvements to the system to ensure sufficient wastewater conveyance treatment capacity is in place in advance of the first occupation of the development;

ii. Any development proposed in either flood zone 2 or flood zone 3, on sites over 1ha in flood zone 1, or in a dry island, must be accompanied by a site+ specific Flood Risk Assessment that demonstrates that proposals will not increase flood risk from fluvial flooding or any other form of flooding and takes opportunities to reduce flood risk where possible; and

iii. Managing flood risk must take account of the impacts of climate change over the lifetime of the development.

iv. Surface water should be managed as close to source as possible, following the drainage hierarchy and will not be permitted to drain to the foul or combined sewer system.

B. New development within or adjacent to the Lumley and Ham Brook Chalk Streams must demonstrate the measures that will be taken to ensure that polluted runoff (including suspended sediment) does not leave the site and enter the surrounding waterbodies during either construction or operation.

C. New development within or adjacent to Lumley Stream (Lumley) or the Hambrook (Nutbourne West) Chalk Streams must not direct surface water towards these waterbodies at rates exceeding greenfield run-off as they are already subject to fluvial flooding.

D. Those low-lying areas outside Settlement Boundaries around Chichester Harbour, as shown on Plan D, should be safeguarded for climate change adaptation.

The proposed dwelling will connect to the same sewer system that the existing one does. Furthermore, as detailed in the water neutrality section, the water consumption in the house will be reduced to accord with policy. The site is not in flood zones 2 or 3.

The surface water will be dealt with on site with soakaways, and as front of the site to prevent water washing to the detailed there is are two Aco drains across the highway.

NPPF Paragraph 135

<https://www.gov.uk/guidance/national-planning-policy-framework/12-achieving-well-designed-places>

135. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) 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);
- (d) establish or maintain 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;
- (e) 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
- (f) 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.

This is a replacement dwelling on a large plot for the size of dwelling proposed. It is a big improvement on the existing dwelling in terms of reducing carbon and creating a sustainable contemporary house that will serve the area for many generations to come. The existing dwelling is at the end of its practical life. This proposal has been designed with a great deal of attention paid to the massing, form and character of local dwellings. It thus sits well within its landscape. In addition, being on the doorstep of Emsworth, it has many sustainable facilities nearby.

Chichester Local Plan – Policy 33

https://www.chichester.gov.uk/media/24759/Chichester-Local-Plan-Key-Policies-2014-2029/pdf/printed_version.pdf?m=1438268636837

Policy 33 New Residential Development Planning permission will be granted for new residential development and replacement dwellings, where it can be demonstrated that all the following criteria have been met:

1. Proposals meet the highest standards of design;
2. Adequate infrastructure and provision for its future maintenance is provided;
3. Proposals provide for high quality linkage direct from the development to the broadband network;
4. The proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;
5. 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;
6. 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
7. 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

The revised design has sought to address this policy. The building design pays careful attention to proportions, massing and scale to facilitate it sitting harmoniously in its context. There is clear space around the property for maintenance. Whilst this is a large plot with previous approval for two dwellings on the site, we feel that the single dwelling respects the character and density of its context.

Conclusion.

We believe that this document illustrates that the clients and their Architects have listened to the concerns expressed following the clients' previous application and created a scheme that addresses those concerns.

To summarise:

- Replacement of a dilapidated dwelling with a low energy contemporary building.
- High quality design, using vernacular materials.
- 1,051m.sq. (0.26 acre) site with a 1no. 3 bedroomed bungalow is a sensible density for the site & context.
- Reduced ridge height, mass and bulk with an improved form.
- Building is now a true chalet style bungalow with eaves at ground floor window head height.
- Reduced house floor areas compared with both 2020 (approved) and 2023 (refused) applications.
- Less impact on the occupiers of Herons, with a smaller mass exposed to their garden.
- Reduced overlooking of Rookery Cottage.
- Heights follow the contours of the site and gradually rising rooflines from south to north [Herons to Rookery].

We now hope that the Planning Department can look favourably on this application and approve it accordingly.

