

Planning Statement; Design & Access etc

40 Newland Rd, Upper Beeding BN44 3JJ

Proposal to build a small single storey house on land at 40 Newland Road.

Introduction, the site and surroundings

The proposal is to add a small single storey bungalow onto the end of a row of existing bungalows, the proposed new dwelling abutting the existing number 40 Newland road.

The site lies in a suburban area characterised with low density housing many of which are bungalows on the west side of Manor Road and two storey dwellings on the east side.



The land rises upward gently from the west end of Newland Road and the roofline of the bungalows gradually steps up to follow the land contour, with the existing number 40 at the high end and the corner of Newland Road and Manor Road.

The character of the area and site is best described by the photographs below



View looking north along Manor Road with the end gable of 40 Newland Rd on the left



View looking east along Newland Road with number 40 Newland Rd on the right

The Proposal

The proposed design is shown on the Application drawings . The proposed new house is a bungalow which derives it's architectural language and form from the surrounding and particularly from number 40 to which the proposed new dwelling abuts.

Pre Application Advice

Application has been sought for the proposal reference PE/25/0018.

The advice given which wasn't overly positive and the design has been developed, altered and improved from the initial Pre Application concept in response to comments made.

Planning Justification

The proposal seeks to use a small parcel of land to provide a small dwelling adjacent to an existing bungalow in a predominantly residential area within the Built Up Area boundary. Central Government has a house building mandate and whilst this proposal does not provide a large number of houses it would provide a small one bedroom house either for sale on the open market or for rental which is a useful thing for first time buyers, single people who live alone with modest means etc.

The proposed site lies to the side of an existing house, is not 'greenfield' but uses land within an existing suburban network with utilities and infrastructure already available which is an important point for 'sustainability'.

The site lies within easy walking and cycling distance of local amenities such as shops, schools etc

The Government is seeking to maximise the numbers of new homes built on brownfield land. The proposed site is not recorded on the Brownfield Land Register however it is the valid re-use of a small parcel of existing underused suburban land.

HDPF Chapter 6 states;

The high cost of housing can act as a barrier to suitable housing for many people who wish to live and work in the district (eg young people). Housing needs to be available to all. This includes providing social rented housing **but also looking at measures to ensure that housing is more generally affordable (e.g. to first time buyers)** and through other mechanisms including self and custom build

The proposal will be ideal as a first time buyer home or rented at a rate achievable on low incomes and 'starting salaries'.

HDPF Policy 15 Strategic Policy: Housing Provision states;

Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum.

5. 750 windfall units

Of which the proposal is one unit

HDPF Policy 16 Paragraph 6.7 states;

Meeting Local Housing Needs

This policy is seeking to achieve a mix of housing sizes, types and tenures to meet the district's housing needs as identified in the Strategic Housing Market Assessment (SHMA) in order to create sustainable and balanced communities, including a need to meet the housing needs of an increasing elderly population. Consultation feedback and evidence suggests that there is a desire by some elderly residents to move out of their large homes which would free up family sized homes. **However, there is a lack of homes that are attractive to the elderly for downsizing that could achieve this.** Local communities may wish to identify sites for new elderly downsizing accommodation as part of their preparation of Neighbourhood Plans

The proposal will be ideal as 'downsizing' home for the elderly, particularly as it is a stair free bungalow.

HDPF Policy 16 Strategic Policy: Meeting Local Housing Needs states;

1. Development should provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.

The proposal provides a small one bedroom unit which is a type/size often overlooked in development.

HDPF Policy 33 Development Principles states;

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

The proposal meets these criteria

HDPF Policy 40 Sustainable Transport states;

Development will be supported if it:

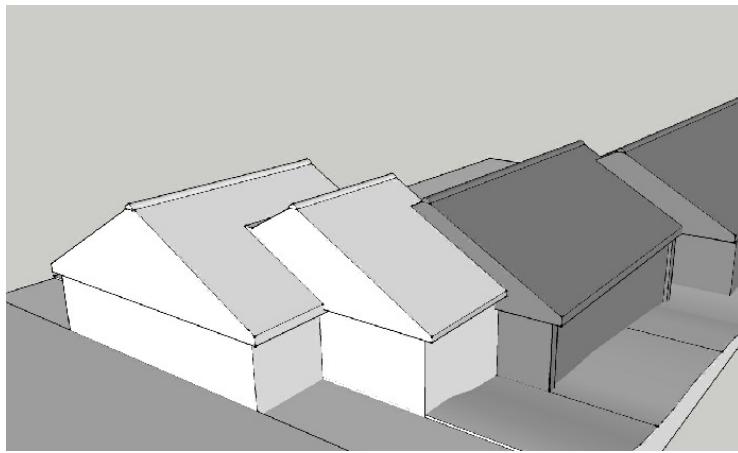
1. Is appropriate and in scale to the existing transport infrastructure, including public transport.

The proposal of a one bedroom dwelling on an infill site fits comfortably within the existing public transport network

Design

The proposal intends to fit into the existing street scene both in mass and scale and also in proposed style and materials. It is not a 'statement' design but a functional proposal.

The roofs follow the shape and form of the existing and step back to 'turn the corner' from Newland Road to Manor Road. The form is best understood in three dimensions with the form sketch below.



The grey block is existing 40 Newland Road and the white stepped blocks and roofs are the proposed new bungalow.

The plan of the house provides a one bedroom bungalow and room sizes etc meets the Technical Housing Standards Nationally Described Space Standards.

The proposed materials are to be similar to the surroundings; roof tile, brickwork, render panels and weatherboarding so that the proposal will 'blend in' to the existing streetscape.



The photograph shows the existing 40 Newland Road – the grey block in the form sketch above.

Neighbouring Amenity

The proposed bungalow abuts the existing 40 Newland Road house with the rear wall of the proposed new bungalow is 5.3 metres behind 40 Newland Road however this becomes a more gradual step with the construction of a single storey rear extension under Permitted Development extending 3 meters beyond the rear wall of 40 Newland Road. This is indicated on Application drawings and significantly reduces the impact of the proposal on 40 Newland Road.

The proposal is not considered to have impact on the nearby Manor Road neighbour to the south which is a two storey house some 12 metres away, with the rear site boundary 9.2 metres away.

The proposed new Bungalow will inevitably reduce the visual openness of the Newland Road Manor Road junction however given the reasonably wide roads and wide green verges and pavements this is not deemed significant and the amount of public green space in the area remains as existing.

Flood Risk

Please see separate documents; the risk of surface water or river flooding is very low.

Access

The site is accessed from the public pavement to a flush threshold entrance door and will be Building Regulations Part M compliant

The site includes off street car parking utilising a new cross over that has already been permitted and is shown/noted on Application drawings

Existing public transport, cycling, private car use and pavements for walking all exist and serve the site well

Biodiversity Net Gain

Please see separate documents

Conclusion

The proposal has been carefully considered to fit and work within its location and context and provides a much needed housing unit suitable for a first time buyer or elderly ‘downsizer’.

The proposal is not detrimental or harmful to neighbours or local amenity.

The proposal in a small way works towards Central Government aims for housebuilding.

The proposal is sustainable and uses an ‘infil’ site within an existing suburban area, making good use of existing land without urban or suburban spread into the countryside.

Accordingly the presumption in favour of this proposed development should prevail and it is respectfully requested that Planning Permission be granted.

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