



PLANNING STATEMENT

Detailed Application for a Pair of Semi-Detached 3 Bedroomed Dwellings & Replacement Garage

Located on Land at Lodgelands, Ardingly, West Sussex, RH17 6SD

1. Introduction

- 1.1 This planning statement has been prepared on behalf of Mr R J Fielden, who is the owner of the application site which previously formed part of 63, 65 & 67 College Road, in respect of an application to erect a new pair of semi-detached three bedroom two storey dwellings on land at, Lodgelands, Ardingly.
- 1.2 The statement addresses how the design of the development seeks to improve the previously granted residential chalet bungalow development on the site and how it complies with the current development plan policy. It should be read in conjunction with the submitted drawings and Design and Access Statement.

2. The Site and Surroundings

- 2.1 The site is situated to the rear of 63, 65 and 67 College Road on the north side of Lodgelands. The site originally formed part of the rear gardens of 63, 65 and 67 but was subdivided by a close boarded fence a few years ago. There is a detached single dilapidated garage, with a dual pitched roof situated in its south eastern corner, together with a dual pitched roof garage located on the land formerly part of 63 College Road.
- 2.2 The College Road side of the site comprises an area of semi-detached houses with a distinctive development pattern. On the corner of College Road a new house has recently been completed which continues this street facing pattern of development.
- 2.3 Lodgelands has a less distinctive development pattern. Directly adjoining the site is a small cluster of garages accessed from Lodgelands beyond which is a group of two pairs of semi-detached houses, as well as a terrace facing the lane. To the south is a recently completed development comprising detached and semi detached properties which back onto Lodgelands with a hedge running along their rear and side boundaries.

2.4 The site is relatively flat and is completely enclosed by hedges and fencing. There is an Ash tree situated in the south east corner of the site which is protected by a Tree Preservation Order TP/14/0019.

2.5 A public footpath (19Ar) also runs along Lodgelands in a west-east direction, this is dissected by the High Weald Circular Walk (11Ar).

3.0 Planning History

3.1 14/02712/FUL: Provision of single detached 3 bed dwelling, refurbishment of existing garage and drive together with slight reduction of Ash tree crown and/or crown lift. (Description amended 21/11/2014) Refused.

3.2 14/02714/FUL: Remodelling of existing detached dwelling and provision of 3 bedroom dwelling together with new vehicular access and parking to each dwelling (Description amended 21/11/2014). Permission.

3.3 DM/15/2692: Proposed single detached 3 bed dwelling and refurbishment of existing garage and drive. Re-submission to application 14/02712/FUL. Refused.

3.4 AP/15/0064: Proposed single detached 3 bed dwelling and refurbishment of existing garage and drive. Appeal submission to application 14/02712/FUL. Refused and dismissed on appeal.

3.5 DM/16/4078: Replace existing brick built garage and dilapidated lean to garage with a proposed larger timber framed garage. Refused.

3.6 DM/18/1358: Proposed removal of an existing garage and erection of a single storey detached dwelling. Refused.

3.7 DM/18/4704: Proposed removal of an existing garage and erection of a single storey detached dwelling. Refused.

3.8 Subsequently appeals relating to DM/18/1358 and DM/18/4704 were submitted and dismissed on appeal.

3.9 DM/21/3112: Removal of detached garage & provision of a detached 2 bed dwelling and on site parking for two vehicles. Approved.

3.10 DM/22/1334: Residential development of a 3 bedroom detached chalet bungalow & replacement garage. Approved.

4. The Scheme

- 4.1 The application seeks planning permission for the erection of a pair of semi-detached three bedroom two storey dwellings on the site, together with double garage to replace the existing derelict garages. In developing the scheme careful consideration has been given to the planning history. The proposed dwellings have been designed with a modest footprint set behind the existing building line of the other properties on this side of Lodgelands.
- 4.2 The pair of dwellings would comprise, kitchen/ diner, utility room, lounge, study & toilet on the ground floor with, three bedrooms (one en-suite) & a family bathroom on the first floor. Parking for two vehicles would be provided to the front of each dwelling, together with a bin enclosure. Additionally the replacement garages will be accessed from the existing communal parking forecourt to the east of the site will provide cycle storage.
- 4.3 Each of the proposed dwellings will be provided with a sufficient and screened private rear amenity area/ garden of 9.50 metres in depth.
- 4.4 The existing dilapidated garages would be removed as part of the development.

5. Planning Policy Context

- 5.1 The Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Mid Sussex District comprises saved policies of the Mid Sussex Local Plan 2004 and the National Planning Policy Framework.
- 5.2 The Mid Sussex District Plan 2014 – 2031 (Mar 2018) was originally submitted for examination on the 17th August 2016 and the Examination hearing has taken place. The Council completed further consultation on the Main Modifications to the District Plan that are required to make the plan sound on the 13th November 2017.

The following Policies may be deemed relevant to this application:

Policy DP4: Housing

Policy DP6: Settlement Hierarchy

Policy DP16: High Weald Area of Outstanding Natural Beauty

Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Policy DP21: Transport

Policy DP22: Rights of Way and other Recreational Routes

Policy DP26: Character and Design

Policy DP27: Dwelling Space Standards

Policy DP28: Accessibility

Policy DP29: Noise, Air and Light Pollution
Policy DP37: Trees, Woodland and Hedgerows
Policy DP39: Sustainable Design and Construction
Policy DP41: Flood Risk and Drainage

5.3 Policy 6 Settlement Hierarchy states that Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.

5.4 Other relevant policies include:-

- DP21 Transport; which requires development to be sustainably located and provide opportunities for alternative means of transport to the private car such as walking and cycling;
- DP26 Character and Design; which requires high quality development which does not cause significant harm to the amenities of nearby residents, incorporates well integrated car parking and positively addresses sustainability considerations;
- DP27 Dwelling Space Standards which requires dwellings to comply with the minimum nationally described space standards for internal floor space and storage;
- DP28 Accessibility which requires all development to meet and maintain a high standard of accessibility;
- DP37 Protects trees, woodland and hedgerows, and encourages new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.
- DP38 Bio diversity
- DP39 Sustainable Design and Construction which requires development to minimise energy use and maximise efficient use of resources.
- DP41 Flood risk and drainage.

- DP42 Water Infrastructure and the Water Environment requires residential units to seek to meet water consumption standards of 110 litres per person:

5.5 The Ardingly Neighbourhood Plan (Nov 2014) is also a relevant planning document and was adopted in March 2015.

The following Policies are deemed relevant to this application:

Policy ARD2: A Spatial Plan for the Parish

Policy ARD3: Housing Supply and Site Allocation

Policy ARD4: Suitable Alternative Natural Greenspace

Policy ARD5: Housing Design

The National Planning Policy Framework (NPPF) Feb 2019

- 5.6 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It states "At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs." Therefore so that sustainable development is pursued in a positive way at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11).
- 5.7 Section 4 deals specifically with decision making and states that local planning authorities should approach decisions on proposed development in a positive and creative way. It further states "Decision-makers at every level should seek to approve applications for sustainable development where possible."
- 5.8 Housing is considered at section 5 and Section 11 highlights the need to make effective use of land. In particular Paragraph 118 d) states that planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.
- 5.9 Section 7 of the NPPF emphasises the importance of good design.
- 5.10 Section 12 'Achieving well designed places' deals with design. Paragraph 124 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.

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

- 5.11 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

Design and layout

Ardingly Neighbourhood Plan

- 5.12 Policy 5 requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.

6.0 Assessment

- 6.1 The site falls within the built-up area of Ardingly as designated in the Mid Sussex District Plan and Ardingly Neighbourhood Plan. The site is considered suitably sustainable in location and therefore the proposal accords in principle with the broad aims of the Mid Sussex District Plan, specifically Policies DP4 and DP6. Therefore the principle of development is appropriate and established by the previous planning consent DM/ 22/ 1334 dated 7th July 2022.
- 6.1 Given the planning history of the site, the application seeks planning permission for a two storey three bedroom pair of semi-detached dwellings which have been designed to minimise their impact on the Lane and surrounding area. In recent years the character of the lane immediately opposite the site has changed dramatically with the completion of the development opposite which was previously open pasture land.
- 6.2 The materials would be the subject of a condition although the design and access statement envisage a traditional appearance using stock brick with plain tiled roof.
- 6.3 The site can accommodate a pair of semi-detached dwellings with a combined slightly larger at 153.46m² footprint than the previously approved chalet bungalow (DM/ 22/ 1334) at 144.88m², of high standard of design, providing adequate space both internally and externally to meet the requirements of future occupiers. The proposal therefore complies with the relevant policies in the Local Plan.

Vehicular access and parking

- 6.4 Access to the dwellings would retain the existing pedestrian/ vehicular access direct from Lodgelands with space for the parking of two vehicles on the driveway to the front of each dwelling. Together with a single garage & a refuse bin store would also be provided.

- 6.5 Given the proposal is for a pair of semi-detached dwellings the impact on the wider adopted highway network would be minimal.

Amenity

- 6.6 The scheme has been developed to minimise the impact on neighbouring properties (63 - 67) fronting College Road. The proposed ground floor side elevation windows and side access door will be screened by the existing 1.8metre high close boarded fence between the properties. The first floor bathroom window will be obscure glazed, which would not appear overly dominant or overbearing in its relationship to these properties.

Sustainability

- 6.7 The site lies within the built up area in a highly sustainable location within 5min walking distance of the village centre where there are local shops and access to local bus services and Haywards Heath is 3 miles away with a main line station and shopping supermarkets.
- 6.8 The proposed energy saving measures, set out in the design and access statement would use natural resources where possible and would contribute to a low carbon economy.
- 6.9 The proposal would therefore constitute sustainable development as defined by the NPPF and would provide sustainability benefits to the community.

7. Conclusions

- 7.1 The site can comfortably accommodate a pair of semi-detached dwellings whilst preserving the character and appearance of the lane and not impacting on the wider character of the AONB. It also represents a sustainable form of development within easy walking distance of the village centre which would not impact the amenities of neighbouring properties.

The proposal if approved will provide well planned and spacious and affordable accommodation for two families, rather than one family as previously approved and help with the current affordable housing shortfall in the area.