

The Design House

Development Consultancy

PLANNING STATEMENT

PROPERTY

Land adjacent to 3 Heathview Cottages, Copthorne Common Road, Copthorne, RH10 3LF

RELEVANT PLANNING HISTORY

25/2379/PIP Approved for up to two dwellings

BACKGROUND

The site has already been identified as being acceptable for residential development and the officer report to the above application agreed that from previous appeals in the locality, the site is in a sustainable location.

PROPOSAL

This is an application for Planning in Principle relating to residential redevelopment of the site. The application will be assessed solely on matters of Location, Land Use and Amount of Development.

Following a detailed site survey, we now find that it is capable of accommodating more than two dwellings. This proposal is for a minimum of three dwellings and a maximum of five dwellings to provide quality new family homes in a sustainable location. This will make a valuable contribution to new housing provision in the area.

JUSTIFICATION

Based on the approved Planning in Principle noted above, the following extracts from the officer report to that consent are set out below to justify this application. The assessment stated the following:

Location

'Whilst the proposed development falls outside the development boundary of Copthorne, the proposal for two houses would not represent isolated development within the countryside by reason of the site being surrounded to the north, west and south by existing properties located on Copthorne Common Road and Pembley Green.

Properties at Cottage Place lie further to the east, between 20 and 65 metres from the site. The design and scale of the proposed dwellings would be considered at the technical consent stage, however, with the above in mind, it is considered that the proposal would maintain the quality of the rural and landscape character of the District'.

Land Use

'As previously noted, the proposed land use is considered to be acceptable as a sustainable form of development which accords with relevant NPPF guidance and would be within an enclave of development. Based on the surrounding residential properties, it is considered that the principle of the use of the site for residential purposes is acceptable'.

Amount of Development

'Whilst details in respect of scale and design are reserved for the technical details consent stage, it is considered that the size and shape of the plot is suitable to accommodate two dwellings whilst retaining adequate distances and providing adequate parking and access to the site.

The size and shape of the plot and the potential to accommodate two dwellings on the site would not cause harm to the character of the area.

In relation to access, the proposal would utilise the existing vehicular access on Copthorne Common Road.

Whilst local representations in respect of highway safety are noted, the Local Highways Authority at West Sussex County Council has raised no objections to the application in principle, subject to the submission of sufficient information at Technical Details Stage'

Assessment Conclusion.

'In view of the above, it is considered that the amount of development of two dwellings on the site is acceptable in principle'.

CONCLUSION

Taking account of the above extracts, it is established that the site is in a sustainable location, within an existing residential enclave and subject to detailed design consideration at the later technical stage, there will be no harm caused to the character of the local area.

The site is already accepted in terms of Location and Land Use leaving just Amount of Development to be determined.

Due to the size of the site, the present approval is an underuse of the land which can easily accommodate between three and five new dwellings as required by the NPPF.

The property benefits from an existing, wide, access deemed acceptable by the highway authority

For these reasons we believe this application should be approved.