

# **Planning, Design and Access Statement for:**

**Demolition of existing dwelling  
and construction of a  
replacement 3 bed detached  
dwelling, including balconies to  
front elevation, alterations to rear  
outbuilding and associated  
works.**

**PP-08501647**

**10 Western Parade, Emsworth,  
PO10 7HS**



**JAMES POTTER**  
A S S O C I A T E S

## **1.0 Introduction**

This application seeks permission for the demolition of the existing dwelling and construction of a replacement 3bed detached dwelling, including balconies to front elevation, alterations to rear outbuilding and associated works.

The application has been submitted through the planning portal under reference PP-08501647.

The following plans and particulars have been submitted for consideration:

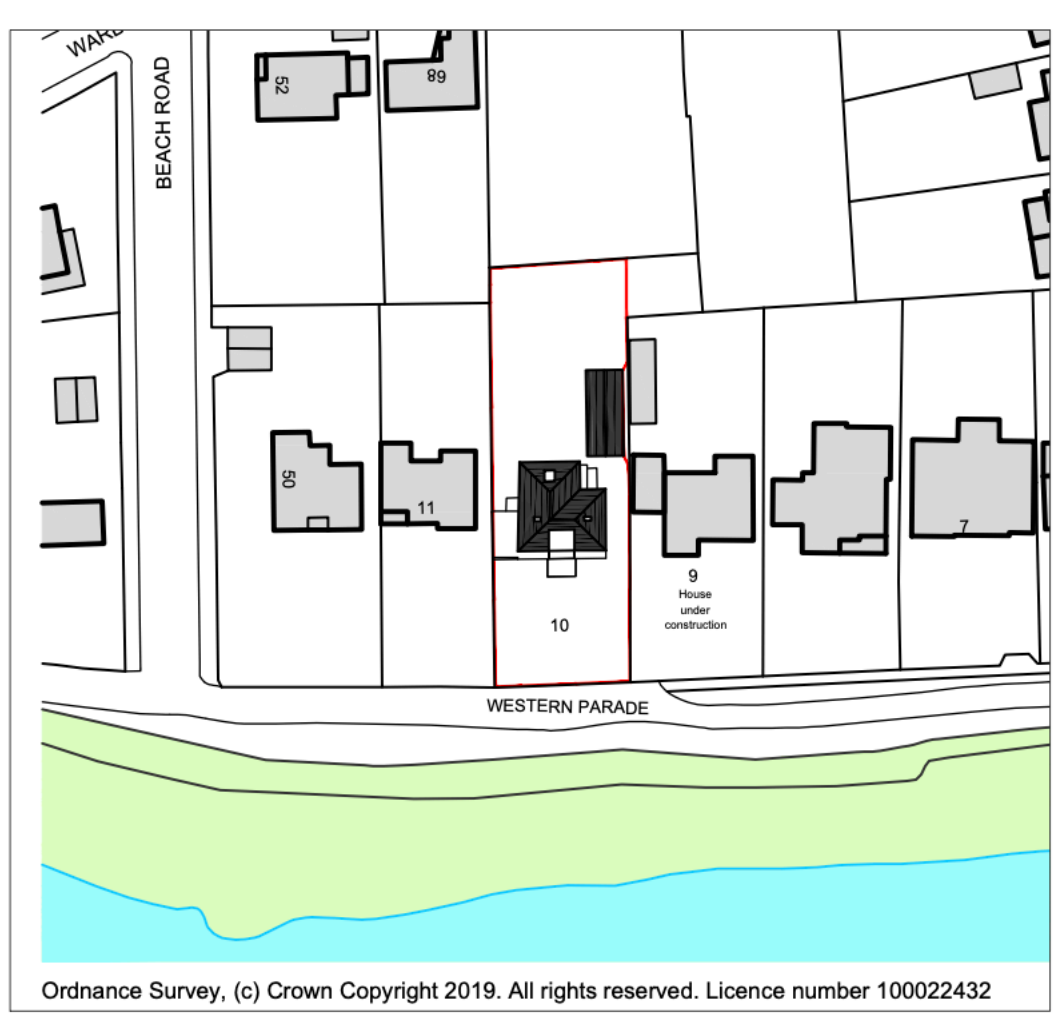
- 18065-PL-301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, and 313.
- CIL form 1 - Additional Information
- CIL form 1 - Assumption of Liability
- CIL form 7 Self Build Exemption
- Phase 1 Ecology Report
- Planning Statement

This site was the subject of a recently approved planning permission (APP/19/00421). This application seeks permission for a scheme similar in character and description as that perviously approved with minor amendments.

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) allows for the exemption of the planning fee for a second application relating to development on the same site provided it is the same character and description and by the same applicant. This application is made within 12 months of the grant of the last planning permission on the site.

## **2.0 Site**

The application site is located on Western Parade, which is an unadopted track and footpath between Beach Road and Kings Road, fronting the foreshore. The site abuts Chichester Harbour AONB which is also an SPA. The application site lies within Flood Zone 1.



The application property is a single storey, detached dwelling with accommodation in the roof. Beyond the dwelling, to the rear, is a detached two storey outbuilding sited on the east boundary.

The locality is characterised by substantially sized detached properties which are mainly two storey in height or chalet bungalows incorporating accommodation in the roof. Along Western Parade are several recently developed/refurbished contemporary dwellings, along with other in the immediate locality. The dwelling immediately to the east, number 9 Western Parade, has been subject to a recent planning approval under reference APP/18/00448 for the construction of a replacement dwelling including front balcony which is under construction.

### **3.0 Proposal**

Demolition of existing dwelling and construction of a replacement 3 bed detached dwelling, including balconies to front elevation, alterations to rear outbuilding and associated works.

### **4.0 Consideration**

The main planning considerations are considered to be; the principle of development; design; ecology; and the impact upon residential amenity.

### Principle of development

The application site is located within the urban area boundary where a previous application for the same character and description has been approved, as such the principle of development is acceptable subject to compliance with other relevant policies of the local plan in relation to the amendments to the scheme.

This statement will, therefore, focus on the amendments to the previously approved scheme, which can be seen on submitted plans PL-312 and PL-313.

### Design

The design of this proposal does not vary from the previous application which the Council advised “Having regard to the mixed nature of residential development within the immediate and wider locality, it is considered that the proposal, on balance, would not detract from the character and appearance of the area, and would add to the diversity of design and styles that prevails in the locality.”

With regard to height, scale and massing, the Council stated in its Committee Report “On balance, the size, massing and height of the proposal as amended would not be overly visually prominent or dominant in the street scene or in respect of neighbouring properties and therefore would not be at odds with the guidance in the Design Guide SPD and adopted and emerging policy.”

### Impact on amenity

It is considered the proposed amendments improve the amenities on the occupiers of the adjacent dwellings by virtue of revised siting and window placement over the currently approved scheme. As such, it is considered the proposal is acceptable, in accordance with the Design Guide SPD.

### Highways and parking

The proposal does not propose to alter the existing access arrangements to the site. Two onsite parking spaces have been shown but there is also sufficient parking at the front of the proposed property able to accommodate additional vehicles. As such, the proposal accords with the parking requirements of the Parking SPD.

### Flood risk

As the site is located within Flood Zone 1 and the proposals are for alterations to an existing dwelling it is not considered the proposal would not increase the risk of flooding at the application site or elsewhere.

### Habitats and ecology

The application site for this replacement dwelling is sited within the Chichester and Langstone SPA. The proposal would not increase the number of dwellings or bedrooms at the site and it is therefore considered there would not be any additional disturbance on the SPA and as such, no SRMP contribution is required in this instance.

The application is supported by a Phase 1 habitat survey which considers it highly unlikely that any notable and/or protected species will be negatively impacted by proposals and it is considered that the site itself is of limited ecological value.