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DESIGN & ACCESS STATEMENT

For a Single Storey Extension to the Rear of the Property

at

2 Belle Vue Cottages
Westergate Street
Westergate
PO20 3QU



ARUN DISTRICT COUNCIL AL/46/18/HH

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INTRODUCTION

This Design & Access statement is in support of a Householder Planning Permission to be submitted to Arun District Council for a Single Storey Extension to the Rear of the Property.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PA-279…
…01 Existing Site & Location Plans
…02 Existing Plans
…03 Existing Elevations
…04 Existing Section
…05 Proposed Site and Location Plans
…06 Proposed Plans, Elevations & Section

SITE ANALYSIS

The application site extends to an area of approximately 171m^2.

The mid-terrace property has been constructed over two storeys with brown brickwork, white framed windows under a red tiled pitched roof.
The front garden consists of paving with a low level brick/timber fencing to the boundary.
The rear of the property is accessed through the property and comprises of paved/gravel areas, mixed landscaping (consisting of hedges/lawn) and timber fencing to the boundary lines.

The site does not appear to be of listed status or in an area at risk of flooding.

It should be noted that neighbouring properties have also extended their properties using similar design methods.

RELEVANT PLANNING HISTORY

The property appears to have no recorded planning history to date.

PLANNING POLICY

The applicant will be seeking approval for a householder planning application for a Single Storey Extension to the Rear of the Property.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to the Arun District Council's current Local Plan and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

USE

The existing main dwelling is for residential use.

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AMOUNT & SCALE

The proposed single storey extension will increase:

- The ground floor GIA from 39m² to 58m²

LAYOUT - INTERNAL

The ground floor proposal will provide the residents with a modern open plan/extended kitchen, dining space and snug area.

DESIGN & APPEARNCE

The proposal has been designed to be sympathetic to the host building by adopting similar design/construction techniques.

The extension will be made up of brick work walls to match existing, a GRP flat roof, fixed flat roof windows, a new doorway and bi-fold windows to maximise the intake of natural daylight, helping to make the new space more efficient and sustainable.

LANDSCAPING

The rear garden will be adapted to allow for the newly extended space. The extension will have minimal impact on any major landscaping.

ACCESS

Access to the house will stay as existing.

SUMMARY

- The proposal has been considered with regards to the National and Local plan policies.
- The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- Regarding local policy considerations, the proposal is:
    - Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
    - It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
    - It takes account of the existing space around buildings and the character of the area.

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