

DESIGN AND ACCESS STATEMENT

Variation Following Grant of AL/103/18/PL to Amend Condition No.02 Approved Plans
to Change the Design and Layout of Approved 2 No. Dwellings

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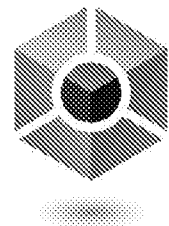


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On Behalf of
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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the variation following grant of AL/103/18/PL to amend Condition No.02 approved plans to change the design and layout of approved 2 No. dwellings at L'Apache, Westergate Street, Woodgate, West Sussex, PO20 3SQ. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

2.0 SITE LOCATION & SURROUNDINGS

The site is located along Westergate Street within the suburb of Woodgate part of the seaside town of Westergate. The site forms a secluded location along a private access road within a residential area and set back location. Westergate Street is located within a developing settlement providing access to local facilities and links back to the main town centre. The site is close to the local facilities and amenities that are provided within Westergate centre and the seafront.

The site is occupied by a large bungalow and associated land as residential garden. The bungalow is finished with rendered walls and a concrete tiled pitched roof. The site also consists of land to the side and rear of the main property which has been used for parking and garden areas. The site measures 1050sqm/0.10hectares/0.23acres. There is an existing vehicular access to the front of the site which provides access to a private track. This track leads to the main public highway of Westergate Street.

The surrounding area is predominantly residential uses made up of traditional semi-detached and detached 2 storey housing within the local area. The surrounding areas to the east are currently under review for allocation as part of the Local Plan Review for residential development. The site also runs alongside an existing railway line which is located to the south. The site generally is viewed within the context with the built form running down the private access road.

3.0 THE PROPOSALS

The proposals involve the variation following grant of AL/103/18/PL to amend Condition No.02 approved plans to change the design and layout of approved 2 No. dwellings. All existing access arrangements will be retained as previously approved. The development will consist of 2No. four bedroom houses with car parking and garden areas. The houses are all designed as detached units formed around the existing access into the site yet maintaining frontage and consistence with the form of the approved scheme.

The proposals aim to provide additional residential units within the urban area. The development will include appropriate car parking facilities and provide suitable vehicular access onto Westergate Street. All new dwellings will be provided with suitable gardens and amenity space along with cycle and bin store facilities. The overall scheme will consist of 2 new dwellings providing four bedroom accommodation.

For clarification there is an extant Planning Permission Ref. AL/103/18/PL which consists of the erection of 2 No. dwellings & alterations to existing dwelling. This was granted consent on the 7th February 2019. The main changes under this application are:

- 1) Change the units from semi-detached to detached units.
- 2) Changed from 3 bedroom units to 4 bedroom units.
- 3) Change the style of the units with more traditional fenestrations and design.
- 4) Addition of 2 more car parking spaces providing each unit with 3 spaces each.

The overall proposals still retain the existing access arrangement as previous approved and the number of units is still as 2. The positioning of the units is unchanged with slight variations to the overall footprint. The style of the units is as per the approved scheme in terms of dropped roofs and ridge heights. All other matters and reports such as ecology, drainage, trees and landscaping remain unchanged as per the original approval.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the built-up area as identified under Arun District Council's Adopted Local Plan 2011-2031.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Documents and Planning Policy Guidance.

LOCAL PLAN POLICIES

Arun District Council's
Local Plan (2011-2031)

SD SP1 – Sustainable Development
SD SP2 – Built up Area Boundary
D SP1 – Design
D DM1 – Aspects of Form and Design Quality
D DM2 – Internal Space Standards
ECC SP2 – Energy & Climate Change Mitigation
QE SP1 – Quality of the Environment
T SP1 – Transport and Development
W DM2 – Flood Risk
W DM3 – Sustainable Urban Drainage Systems

SUPPLEMENTARY PLANNING GUIDANCE

Aldingbourne Neighbourhood Development Plan 2016

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create an attractive style development that provides additional residential units within the urban area. The new dwellings form a traditional layout with units facing onto the access road and units formed around the existing access. Consideration has been given to the neighbouring properties with the orientation of the building and the mass adjoining the boundaries. The new dwellings have been designed as a small mews style development following the pattern of development within the area.

The new dwellings form a terrace pattern across the site continuing the building lines from the adjoining properties to the east and west of the site. Gardens are then created to the rear of the new houses intermingled with car parking spaces and landscaping. Adequate separation distances will be retained to the adjoining properties and the development will merely infill a gap within the existing residential street.

The existing access will provide access to car parking areas in front of the houses and to the frontage which will keep hard surface areas concealed within the development. The design of the site also incorporates bin store areas as well as incorporating paths and landscaping features to the front elevations. Cycle stores providing space for 2 cycles per unit will be provided within the rear garden and short stay cycles to the front of the building.

The new dwellings simply use the form and mass of the existing dwellings following the building lines across from the adjoining properties along the private access road and form a linear pattern of development. Adequate separation distances have been provided to the existing dwellings to the east and west of the site and there are no overlooking or privacy issues. The overall use of the site respects the residential nature of the area and provides gardens to the new properties.

The overall design of the proposals will provide simple yet attractive elevations with traditional doors and window fenestrations to create a simple yet striking appearance. The design of the surrounding paths and landscaping has been simplified to create more soft landscaping areas. Varying materials and design features will provide simple yet attractive elevations with building step backs providing depth and style to the building's appearance.

6.0 ACCESS

The site and its immediate surrounding area are within a good accessible area with good public transport services and infrastructure facilities. The proposed development will involve the use of the existing access onto Westergate Street via a private access track which will provide access to car parking within the development for the new houses. Car Parking will be provided as 3 allocated spaces for each unit within the site. Pedestrian access will be provided to the front of the development providing access to each unit off the main access track.

All houses will be provided with a bin store area to the front adjacent the parking areas and a cycle storage area within the rear garden. Short stay cycle storage will be provided to the front of each unit accessed from the pavements. Long stay cycle storage will consist of 2 spaces per unit and short stay cycle storage will consist of 1 space per unit.

The existing site currently has a level topography as shown on the drawings. Adequate provisions have been provided to provide transition between the car parking areas and the building to provide suitable access around the site. The new houses will be designed with level thresholds and effective clear widths and satisfy all the requirements of Part M of the building regulations. The approach to the design proposals will enable suitable access into the site from the surrounding area which is a factor in maintaining the character of the site and the surrounding area.

7.0 PLANNING CONSIDERATIONS

Under Arun District Council's Adopted Local Plan 2011-2031 the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to residential development within the urban area and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built-up residential area of Westergate with a varying mixture of styles of property. The general location and siting of the surrounding buildings respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The existing bungalow will be retained in order to unlock the potential of the land and create a suitable site for development. The surrounding area provides a mixture of detached houses and semi-detached dwellings. The proposals for the application site seek to achieve a medium density that the policy requires, as it is considered that the area is more suited to such a density development due to the character of the area and the supporting infrastructure and facilities.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The existing access will provide access to car parking spaces to serve the development of the units to the front to meet the required parking provision. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. Gardens have been provided for the dwellings which are in keeping with the proportions of the surrounding properties.

The elevations will seek to provide an interesting and lively appearance. The height and mass of the development is contained within the constraints of the existing street scene and is considered to provide a strong street scene and the use of materials will create strong facades and building lines. The proposed development provides good accommodation in order to create a sustainable community that is well supported through the local infrastructure.

7.0 PLANNING CONSIDERATIONS

It is suggested that the density of the proposed development provides for an efficient and effective use of this underutilised site within the urban area and is appropriate given the established form of other developments of houses in the immediate locality. The design of the building reflects the architecture and form of adjacent buildings with detached style dwellings and the use hipped and gabled roofs and bay windows. The layout of the site allows for sufficient distance to the adjoining properties with the main entrances to the houses positioned on the front elevation away from adjoining private spaces.

This application is merely seeking approval for a revised design to the previously approved dwellings under Planning Permission Ref. AL/103/18/PL. The principle of 2 dwellings is already established through the extant permission and the changes to the design and layout seek to improve the overall development with better design and layouts that provide more usable accommodation. All the principles established under the previous consent have been followed and the proposed changes will merely create a more attractive development.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

8.0 FINANCIAL CONTRIBUTIONS

Under current policy there will be a requirement for financial contributions by way of a Community Infrastructure Levy. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a CIL liability declaration. For clarification the original consent was granted before CIL was adopted and therefore CIL will only be payable on the additional floor space that this application triggers compared to the original consent.

9.0 SUMMARY & CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission for variation following grant of AL/103/18/PL to amend Condition No.02 approved plans to change the design and layout of approved 2 No. dwellings. The proposed development seeks to regenerate this underutilised site which forms an existing residential site and seeks to provide much needed housing units. The design of the new dwellings will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant Development Plans and Supplementary Planning Guidance.

The development will deliver 2 new residential units that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.