

# **DESIGN & ACCESS STATEMENT**

**-for –**

## **A NEW DWELLING**

**- at –**

### **WOODGATE FARM, WESTERGATE STREET**

### **WODGATE, WEST SUSSEX PO20 3SS**

#### **1.00 INTRODUCTION**

This statement is prepared in support of a full planning application for the following proposed works at Woodgate Farm:

1. Demolition of existing outbuildings
2. Proposed new chalet style dwelling.

#### **2.00 CONTEXT**

The site is located on the corner of Westergate Street & Hook Lane. The surrounding area is predominately residential with properties of various styles & ages.

Woodgate Farm is a detached four bedroom house built with facing brick walls & plain tiled roof in a style sympathetic to its original rural location.

#### **3.00 PLANNING HISTORY/STATEMENT**

Outline consent with all matters reserved was approved under application reference AL/75/14/OUT for a residential development to the West of the site comprising two houses with improved access to Hook Lane. A recent consent (application ref: AL/20/17/HH) was granted for a new vehicular access to Woodgate Farm off Westergate Street.

The current proposal would supersede the outline consent for two house & if approved be implemented following the completion of the new access to Woodgate Farm.

#### **4.00 AMOUNT**

The proposed development will result in an additional one & a half storey chalet style dwelling on the site with three bedrooms & a gross internal floor areas of approximately 190 sq. metres.

#### **5.00 LAYOUT**

The new dwelling is to be positioned on the West side of the site with improved access off Hook Lane to its own parking area. The property will have its own South facing garden enjoying access directly from the living room.

#### **6.00 SCALE**

The general scale of the development is subservient to the adjacent properties at Woodgate Farm & Fleetwood.

## **7.00 LANDSCAPING**

Separation from Woodgate Farm will be achieved by retaining an existing flint & brick wall which will be extended using 1.8m high close boarded fencing. Some low level planting will be introduced on the boundary with Hook Lane kept to a height that will not interrupt the visibility splays at the repositioned entrance.

## **8.00 APPEARANCE**

The materials to be used will be brick for the external walls & plain tiles for the roof. The windows will be white upvc. The North facing gable will be clad in timber or fibre cement horizontal boarding with Oak posts & brackets below forming the covered porch. These materials are typical of dwellings in the surrounding area.

## **9.00 ACCESS & PARKING PROVISION**

The existing access is to be repositioned so as to maximize visibility splays to the West & East. On site parking & turning is to be provided with two car spaces & safe access to the site & egress to the highway. Cycle storage will be provided to both properties on site with the provision of garden sheds.

## **10.00 CONCLUSION**

The site lies within the Built Up Area Boundary & therefore the principle of an additional residential development within the area is acceptable. The proposed dwelling is of a similar area to neighbouring properties with a comparable garden area. The proposal would respect the existing spacing & pattern of development in the locality.

The proposal has a positive impact on the street scene & being one & a half storeys with first floor windows only facing the road there are no overlooking issues. The impact on the neighbouring properties is not overbearing.

The siting of the new dwelling will not impact on the foul minor sewer owned by Southern Water that crosses the site with the building being 7 metres away.

Winter ground water level monitoring has taken place & the resulting data used in the design of surface water drainage to be contained on the site.

The proposal for a single additional dwelling is considered an appropriate design solution for this site having a positive impact on the street scene & minimal impact on its neighbours.

**RJCA Ref: 2016/36 – April 2017**