

A DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF MR W WARWICK AND
MRS M RHODES**

**A PLANNING APPLICATION FOR THE
ERECTION OF 1 NO. NEW DETACHED
BUNGALOW FOLLOWING APPROVAL
OF OUTLINE APPLICATION REF.
AL/7/11.**

**SITE ADJACENT TO
NO.31 MEADOW WAY, WESTERGATE**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement

2. DESIGN

Introduction

2.1 The proposed development comprises:

- The provision of 1 no. new single storey detached dwelling;
- The provision of 1 no. vehicular access off Meadow Way, together with hardstanding and turning for off-street car parking for use by the occupants of the new dwelling.

Use

2.2 The proposed development incorporates the erection of a detached single storey residential dwelling.

2.3 The existing dwelling (No.31) would be retained, with ample garden space.

2.4 Off-street car parking would be provided to serve the new bungalow and the existing dwelling will retain its own existing access and parking arrangements.

Amount

2.5 The proposal would result in the provision of just one additional dwelling and it would benefit from a kitchen/breakfast area, living room, bathroom and at two bedrooms, (one with en-suite).

2.6 In addition, the dwelling would have private amenity space to its rear and side. The dwelling would have small hardstanding areas to its front and side which would provide two off-street parking spaces for the proposed dwelling.

Layout

2.7 The design concept for this scheme is to provide an increased residential use of the site. The site layout satisfies the issues of character and density, and during the detailed design process we are confident of creating a scheme of interest and character in its own right.

2.8 The dwelling has been designed so as to respect the appearance of neighbouring dwellings, whilst also satisfying the needs of modern living. The layout can be orientated so as to ensure that the amenities of adjacent residents and prospective occupiers of the new unit are not impacted upon adversely.

Scale

2.9 The scale of the development of the development is comparable to those nearby and respects space separation levels between dwellings in the area.

2.10 Careful consideration has been given to the footprint of the dwelling, with regard to its positioning within the plot. We are certain that the scale of the development proposed can be designed to be wholly appropriate to the location of the site.

Landscaping

2.11 The site is currently domestic garden area to the side of No.31 Meadow Way, and contains only domestic species trees and plants. It is noted that none of these existing plants or trees have any statutory protection. Appropriate additional planting can be provided if required, and this could be secured by way of a Condition of planning permission being granted.

2.12 Most of the planting and trees to the perimeter of the plot are to be retained as are boundary treatments. New 900 mm fencing will separate the new from the existing dwelling rising to 1,800 mm from the front building line adjacent to the side gate.

Appearance

- 2.13 The appearance of the proposed building is similar to those in the neighbourhood with face brick walls and concrete interlocking tiles to the new pitched roof and such the design is in harmony with the surrounding area with single storey accommodation.
- 2.14 It is considered that the proposal will compliment the character of the area, rather than appearing incongruous. Given the location of this proposal, the single storey dwelling would not sit uncomfortably in the streetscene.

3. ACCESS

Vehicular and Transport Links

- 3.1 The site is sustainably located, close to local facilities including schools, medical facilities, and local shops. In addition the site is within an area with good pedestrian and cycle links, and access to public transport, most notably local bus services.

Inclusive Access

- 3.2 The residential use proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities.
- 3.3 The proposal would incorporate the provision of a new access off Meadow Way, which will be used to serve the new dwelling. The access has been carefully designed so as to ensure that the use of the proposed parking and access arrangements will guarantee safe pedestrian and vehicular movement.
- 3.4 Pre-application advice was sought from West Sussex County Council Highways and their views were that whilst the new access is reasonably close to the junction with Westergate Street, it will be lightly used and with Meadow Way not being heavily trafficked, with providing provision for 'on-site' turning can be incorporated they saw no significant highway concerns, this has been born out by their comments on the recent Outline application.

4. SUPPORTING PLANNING STATEMENT

Introduction

- 4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

The Site & Surrounding Area

- 4.2 The site comprises the side garden of No.31 Meadow Way, which is a detached chalet bungalow design property situated on a corner plot with frontages onto Meadow Way, to the north, and Westergate Street to the east. The existing building will largely be unaffected by the proposed development save for the removal of the existing side conservatory extension. The size of the site is clearly larger than average in this area. The site has an existing driveway and access off Meadow Way which will be retained for the use of the existing dwelling. The rear and side gardens of No.31 is currently bounded by shrubs, hedging and timber fencing.
- 4.3 The site is situated within a residential area. Meadow Way has a mixture of detached and semi-detached dwellings constructed during the latter part of the 20th Century – building types in the local area are varied and include bungalows, chalets and 2-storey houses.

Planning History

- 4.4 Under LPA reference AL/7/11 the application for a similar dwelling was approved for outline planning permission with reserved matters relating to appearance and landscaping on the 12 April 2011.
- 4.5 Other than this there are no planning applications that are particularly relevant to this proposal; but it is noted that the existing dwelling has been enlarged in 1992 with a single storey conservatory and a porch extension that was permitted under file reference AL/76/92.

Relevant Planning Policies

- 4.5 The site lies within the boundary of the built up area as defined in Policy GEN

2. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.

4.6 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

4.7 Policy GEN 12 describes the parking and access requirements for new development.

4.8 The site can be regarded as 'previously developed' or 'brownfield' land. Planning Policy Statement 3: Housing (PPS3), sets out the primary objective of adopting a sustainable approach to the provision of housing. The Government's sequential approach aims to ensure that optimum use should be made of sites within built-up areas. The principle of the need for protection of the environment is well established and these principles are carried forward by PPS3. Para. 13 endorses the need for development to positively make places better for people. Development should be appropriate in its context and development "which does not improve the character and quality of an area should not be accepted". Para. 16 requires development to "complement the local area generally" and create or enhance, "a distinctive character that relates well to the surroundings". It is particularly significant that under the sub-heading "Efficient use of land" the concluding requirement of para. 46 is the achievement of development, which has regard to the considerations of para. 16.

4.9 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate the proposed new dwelling, and this proposal would accord with not only Local Plan policy, but also central Government Guidance within PPS 3.

Application Appraisal

4.10 The main considerations with the development proposed is the impact on the character of the area; the residential amenities of nearby properties; and highway safety and vehicle parking.

Character of the Area

4.11 As is highlighted above, the character of the area is not uniform, with buildings of varied scale and height, set within differing in size plots. However it is noted that the majority of properties do have a frontage directly facing a highway, and in this respect the development proposed does accord with the character of the area.

4.12 The proposed new dwelling has been laid out so as to appear as a natural addition to the existing dwellings it would be sited near. The proposed dwelling would have a footprint marginally larger than the existing adjacent dwellings, but over a single floor. With this Outline application there is a design proposal to illustrate how such a unit could be incorporated within the site. The external materials to be used for the new dwelling would also be to match existing properties, and an appropriately worded Planning Condition can be attached in this regard.

4.13 The dwelling proposed has been positioned so as to reflect adjacent dwellings, with similar distances maintained to the site boundaries. Ample private amenity space would be provided to the rear of the new dwelling, and also the existing dwelling, with open space retained to the front of the plot also. The boundary treatment to the front, side and rear would unchanged save for the forming of the new access.

4.14 In terms of plot sizes, the subdivision of No.31's plot into two would not create plots that would be out of keeping with the layout and character of the immediate surrounding residential area. Ample private amenity space would be provided for both the new and existing dwelling.

4.15 In our opinion, the proposal would not be harmful to the existing character of the area, and this cannot be seen to justify the refusal of the application for a new house on what is a 'brownfield', urban plot. This proposal would not appear cramped or out of character with the established built form within the immediate surrounding area, with the existing spacious rhythm of the streetscene maintained. The building proposed will sit comfortably in the streetscape without appearing excessively large or incongruous. The proposal reflects the scale of the surrounding properties within this residential area and

consequently the proposal would not detract from the visual quality of the surrounding area.

Residential Amenity

4.16 The proposed dwelling would retain adequate separation distances to all neighbouring properties. Aside from No.31 itself, neighbouring properties are sited a significant distance from the proposed dwelling, and they would not be overlooked to any degree.

4.17 The position of the dwelling has been carefully considered, and given the distances involved to neighbouring properties, undue overshadowing will be avoided.

Highway Safety and Vehicle Parking

4.18 Two No. off-street parking spaces and access is to be provided for the new dwelling with turning space to allow vehicles to enter and leave the site in forward gear. Therefore, it is clear that the proposed development would not create an unneighbourly impact upon adjacent occupiers, or the future occupiers of the new dwelling.

4.19 The vehicular parking provision is in accordance with the Councils adopted Parking Standards. Bicycle parking can be catered for adequately within the site layout (a domestic garden shed is shown on the plans).

4.20 Access on to Meadow Way, (agreed in principal with WSCC Highways) can incorporate the necessary visibility splays required under their standards.

Flood Risk Analysis

4.21 The site lies within Zone 2 of the Environmental Agency flood map and as such pre-application advice was sought from The Environmental Agency. Their views were that providing a flood risk analysis was undertaken in accordance with PPS25 (Development and Flood Risk – Annexe 3) that floor levels of 300 mm above surrounding ground level and with raised electrics that the development proposal would be acceptable.

4.22 A floor risk analysis has been carried out and is attached with this application.

5. CONCLUSIONS

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site in a manner that would not conflict with the character of the area. Additionally, the site has been laid out so as to cause no adverse affect on the amenities of adjoining occupiers. Adequate on-site parking and turning will be provided, and highway safety will not be prejudiced. Further, all relevant Development Plan policies are fully complied with by this proposal.

5.2 In the event that the application is presented to the District Councils Planning Committee, I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the Officers report.