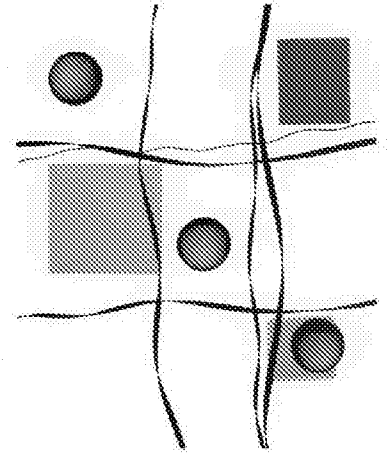




PLANNING STATEMENT

For the reserved matters application in support of approved Outline Application, reference; AL/75/14/OUT for the erection of 2 houses at;

Land to the rear of Woodgate Farmhouse, Hook Lane, Woodgate, Westergate, Chichester. PO20 3SS.

Guilfoyle Construction Limited

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January 2018 – Revision P1

Improving the built environment

Introduction;

This document is to be read in conjunction with the previously approved drawings under Outline application reference AL/75/14/OUT;

Previously Approved Information;

- Location & Site Layout Plans RefDH01 Rev C &
- Visibility Splays, Car and Cycle Parking Ref DH02 Rev A

Along with, all relevant proposed drawings and other supporting documentation.

Submitted Information;

- 17-A-101_Site Plan with Landscaping_Rev P1
- 17-A-102_Site Block Plan with Visibility Splay_Rev P1
- 17-A-201_Proposed Ground Floor Plans_Rev P1
- 17-A-202_Proposed First Floor Plans_Rev P1
- 17-A-203_Proposed Second Floor Plans_Rev P1
- 17-A-204_Proposed Roof Plans_Rev P1
- 17-A-301_Proposed North & South Elevations_Rev P1
- 17-A-302_Proposed West & East Elevations_Rev P1
- 17-A-500_Proposed 3d Visualisation_Rev P1
- Sk171123_02_Proposed Drainge / Sewer Diversion_Rev P3

An outline application has been approved for the construction of two houses subject to the following reserved matters of Layout, Scale, Appearance and Landscaping. It is considered that the supporting plans and descriptive documentation should be acceptable for approval of the reserved matters.

Layout;

Guided by the previous Outline Approval ref AL/75/14/OUT, local planning policy and pre-application correspondence with the Local Authority, it is acknowledged that the proposed site will take two new dwellings.

With careful consideration to the irregular shape of the site and also, factoring the public sewer requiring diversion, the resulting layout of a staggered block has been formed. Each house is of similar form but of individual internal layout. There is sufficient frontage for off-street parking and also the rear gardens, although irregular in shape would be sufficient private amenity space for the proposed houses.

All principal rooms are served by a central circulation hallway with all doors being sufficient width for wheelchairs. It would be the intention to build the house to principles of Lifetime Homes and modern methods of construction.

Each house has been designed in accordance with the minimum space standards with a layout that allows for flexible family living accommodation. The main principal open planned family rooms are orientated towards the private enclosed gardens. And the bedrooms are a good size for modern family life. There is ample built-in storage within each house.

The detailed and balanced layout design for the two houses responds appropriately to this setting.

Scale;

The area is of varied house types, of some single, but mostly two storey houses. The proposed houses are of sensible proportions with the main living accommodation over two floors with additional accommodation within the roof space. The attic accommodation is to be lit by rooflights to the rear, set at 1.7m cill height to reduce risk of overlooking to neighbours.

The ridge line of the proposed houses is similar to others in the road and with two storey neighbours to the East & West is considered acceptable in the street scene. The existing neighbouring bungalow at the rear of the site is set perpendicular to the proposal, and therefore the first floor windows would overlook the side elevation. The rear gardens, although irregular in shape would be sufficient private amenity space for the proposed houses.

It should be considered that the scale of the proposal is in keeping with its surroundings and suitable for the site.

Appearance;

The proposed units will be of traditional form with asymmetrical frontages with a staggered layout. They will be plain tiled roofs with facing brickwork to the main with first floor treatment of either render for Plot 1 or vertical tile hanging for Plot 2. Both treatments are considered suitable for the location given the eclectic style of the locale which has no defined vernacular.

The windows will be double glazed uPVC, again to match with neighbouring properties.

The existing site contained a ramshackle of former garages, sheds and outbuildings. It has since been cleared with some boundary walling retained to the west. The front (North) boundary wall is elemental of previous former buildings and in fairly poor order. To improve visibility, a new low level brick wall will be built, set back into the site boundary.

It should be considered that the appearance of these two houses will complement and settle with the existing street scene.

Landscaping;

Private off street parking will be provided to the front of the property by means of a shared parking court. Each having two spaces designated to the property with a additional visitors space. This area of hard-landscaping will be designed with SUDs paving and will assist in the disposal of surface water on site.

There will be additional soft-landscaping to the front gardens, with medium height planting against boundary treatments of native species hedge planting.

Against the houses, there will be low level shrub planting to further soften and enhance the street scene.

To the rear of the properties, there will be areas for storage of bins and a shed for secure storage of a minimum of 2 bicycles per dwelling.

There will be a small are of patio paving to the rear, allowing occupants to enjoy the south facing rear gardens, the remainder of which will be laid to lawn.

The landscaping will enhance the proposals on what is currently an unattractive site in a popular residential area.

Although not listed as a reserved matter, and subject to further discharge of condition (Condition 8), The improved front boundary line and revised access location to the full 5metre width along with maximum visibility splays as recommended by WSCC Highways has been implemented in the interests of road safety.

We ask that the submitted proposal be considered and approved as a viable solution to the site, supplying two well balanced family homes to the Woodgate area.