

Design & Access Statement

Outline Planning Permission for the proposed residential development of 2 semi-detached 3 bed houses and 1 detached 2 bed bungalow with some matters reserved.

Site Address:
Land to the West of
Woodgate Farm
Woodgate
Chichester
PO20 3SS

For & on behalf of:
Mr & Mrs D Horsman
Woodgate Farm
Woodgate
Chichester
PO20 3SS

Ref: DH01/DAS/14

1.0 Introduction

This Design & Access Statement (DAS) supports an application for Outline Planning Permission for the proposed residential development of land to the west of the site known as Woodgate Farm.

The proposed development would comprise of 2 semi-detached 3 bed houses and 1 detached 2 bed bungalow using the existing access off Hook Lane with all other matters reserved.

The proposed development is for a relatively simple form of development with most matters reserved and it is not considered that the Outline Planning Permission application justifies a full and detailed land investigating or formal assessments at this stage.

The DAS identifies the key design and access principles applied to the proposal taking into account context and reference to surroundings.

The DAS follow the standard approach to form and content; this being the amount of development, layout of the buildings, scale of buildings, landscaping and appearance.

This application, at the appropriate time, will include a Unilateral Agreement in accordance with the Local Validation Requirements Checklist template and it is considered to be in accordance with the Affordable Housing Policy and payment in lieu of on site provision and in line with Barnham Ward, value point 2.

A draft planning obligation is not required due to the size of the proposed development.

2.0 Physical Context

The current property at Woodgate Farm is a 4 bed detached house with access off Hook Lane. This site occupies the corner of the land at the southern junction between Westergate Street and Hook Lane.

Westgate Street and Hook Lane remains predominately residential streets situated to the west of Westergate. There is a range of local facilities with easy walking distance.

The street scene comprises of a mixture of detached and semi-detached houses and bungalows that occupy plots of varying sizes. The houses in both Hook Lane and Westgate Street have been built at different times ranging from 1930's (and older), 1950's to more recent times and many have gone through substantial alterations, modernisation and extension.

The land at Woodgate Farm is accessible by an existing access drive off Hook Lane and provides access to the site containing the existing detached house and the associated land consisting of gardens with parking areas and a mix of small timber and brick outbuildings used for vehicle and general storage.

Aldingbourne Primary School is located further north along Westgate Street (0.2 miles) and is a locally managed school maintained by West Sussex County Council.

Located south of Woodgate Farm, although separated by a site known at Springfield is the main railway line between Chichester and Barnham stations.

3.0 Development

The application site measures approximately 630m² (0.063ha). It is proposed to retain the existing residential dwelling (detached 4 bed house) fronting Westgate Street and to construct two semi-detached 3 bedroom houses and 1 2 bed bungalow, providing approximately 147m² of accommodation, with off road parking spaces.

The access into the site will remain as is, off Hook Lane, and will provide access to both the proposed development and the existing house. This access will be widened, see section 7.

The proposed development is within the curtilage of the Lidsey Foul Water Treatment Catchment Area. It is proposed that the new development will involve the connection to the existing main foul water drainage system in accordance with the statutory utility provider.

4.0 Layout and Scale

This application is in outline stage only and the exact layout, design and scale of the proposed development will be subject to a subsequent planning application, but these have been considered even at this initial stage.

The proposed development from conception through to submission would be to ensure that the proposal is as sympathetic as possible to both the neighbouring properties and the existing dwelling. It is important that the proposed development respects and is in line with the prevailing character in both Hook Lane and Westergate Street.

The dwellings will be built in a standard semi-detached arrangement to create off the existing access road to provide a safe environment for families and young children.

Overlooking between plots and neighbouring houses will be avoided where possible and kept to a minimum. There is adequate turning space in the entrance for vehicles, including utility vehicles.

Bin storage will be provided adjacent to the access road thus avoiding the requirement of bin service vehicles having to enter into the proposed development.

The scale of the new dwellings will be entirely in keeping with the area in general. It is proposed to restrict the maximum ridge height of each dwelling to match the existing dwelling and neighbouring properties

The gardens and grounds will be a pleasant size and contribute to the overall effect in providing a safe environment for families and children.

5.0 Appearance

This application is in outline only and the exact design proposal will be subject to a subsequent application. However, the main principle will be to ensure that the new houses compliment and fit in with the surrounding environment and street scene.

The design will incorporate the use of good quality materials that meet and match the surrounding location. The dwellings will be carefully designed so the overall appearance of the proposed development will match and blend in with the existing properties in the locality, and configures to ensure minimal impact on the amenity of the neighbouring properties.

Adequate separation distances will ensure privacy of internal accommodation for new and neighbouring properties and the principal areas of amenity and the outlook for any principle window has been similarly protected by these distances.

6.0 Landscaping

The site is relatively well screened from neighbouring properties by fencing in varying condition and existing mature planting that will be retained, restored and reinforced as necessary. There are no significant trees on site and none have preservation orders. Any trees retained will be protected during the construction phase in accordance with BS5837:2012. The loss of any existing trees will be mitigated by replanting as appropriate.

Common areas will be laid to grass with abundant planting of shrubs. The gardens to the houses will be turfed and will be separated by close boarded fencing.

The entrance drive will be tarmacadam and parking areas will be designed to form a shared surface drive finished with permeable block pavers.

7.0 Access

Hook Lane is well located for convenient access, particularly by pedestrians and cyclists with the full range of local facilities and the transport links located along Westergate Street.

The site access will remain the same location and will be widened to improve an increase visibility plays in accordance with the Manual for Streets. Traffic speeds on Hook Lane are extremely low and traffic volumes are also generally low. The entrance drive will be designed to form a shared surface street in accordance with Manual for Streets.

The entrance will meet the requirements of the Building Regulations and the Fire and Rescue Service Act.

The new dwellings will also meet the requirements set out in Approved Document M of the Building Regulations.

8.0 Context and Planning Policy

There is a demand for housing in this area and although the construction of two new dwellings is unlikely to impact on the overall social and economic situation, this is considered an appropriate and sustainable form of development with easy access to a comprehensive range of local facilities and the wider public transport network.

The site is within the defined built up area and there must therefore be presumption in favour of development in line with the saved policies GEN2 & GEN7 of the Arun District Local Plan 2003. These are considered to be in conformity with both the National Planning Policy Framework (NPPF) and the emerging Arun Core strategy.

Although the application is of low density of homes it is considered that this form is entirely appropriate given the character and context of the established pattern of development. It is considered crucial to preserve the general amenities enjoyed by not only the current occupiers of the property and adjoining properties but all the public users of the local community.

