

Application N°:

OUTLINE APPLICATION FOR PROPOSED
RESIDENTIAL DEVELOPMENT OF 5 NO.
DETACHED CHALET HOUSES, 2 NO.
SEMI-DETACHED CHALET HOUSES
AND 1 NO. BUNGALOW WITH NEW
ACCESS FORMED BETWEEN 34 & 36
CARLTON AVENUE WITH ALL OTHER
MATTERS RESERVED.

Site Address:
34-44 Carlton Avenue
Bognor Regis
West Sussex
PO21 4DU

Ref: COUNT/CarltonAve

DESIGN & ACCESS STATEMENT



COUNTERPOINT

PROPERTIES LIMITED

34 The Drive | Craigweil | West Sussex | PO21 4DU

DESIGN & ACCESS STATEMENT

This statement has been prepared to support an outline application for the proposed residential development of the land to the rear of 34, 36, 38, 40 and 44 Carlton Avenue in Rose Green.

The proposed development looks to retain the existing bungalows on Carlton Avenue with further development comprising of 5 No. detached chalet houses, 2 No. semi-detached chalet houses and 1 No. detached bungalow with new access off Carlton Avenue between 34 and 36 with all other matters reserved.

This statement follows the standard approach to form and content; this being the **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance**.

Given that the attached outline planning application is for a relatively simple form of development with most matters reserved it is not considered that the application justifies a full raft of formal assessment at this stage.

However, the statement will identify the key principles considered in terms of the design as well as reference and comment made in relation to context and access to the proposed development.

1.0 Physical Context

Carlton Avenue remains a predominantly residential street situated to the west of Rose Green running between Rose Green Road and Nyetimber Lane. There is a comprehensive range of local facilities within easy walking distance in the centre of Rose Green.

The street scene comprises a mix of detached two storey chalet style properties and bungalows that occupy plots of varying sizes. The houses to the East of the road are set in substantial plots that back onto the western boundary of Avisford Park recreation ground. The core of original properties appear to have been built in the 1930's with many built later in the 1950's; in more recent years many of these have undergone substantial modernisation and extension.

The Rose Green Junior School is located, on the opposite side of the road, off Raleigh Road; it is a locally managed school maintained by the West Sussex Local Authority.

2.0 Amount of Development

The application site measures approximately 4907m² (0.49ha).

It is proposed to retain the existing dwellings fronting Carlton Avenue and construct 5 No. detached chalet houses, 2 No. semi-detached chalet houses and 1 No. detached bungalow providing approximately 850 sqm of accommodation with a mix of off-road garage space, car port space or open parking spaces.

3.0 Layout & Scale

This application is in outline only and the exact layout, design and scale of the proposed development will be subject to a subsequent application but these have been considered even at this initial stage. The theme from conception through to submission would be to ensure that the proposed development is as sympathetic as possible to both the neighbouring properties and Avisford Park; it is important to respect the prevailing character in the road and the texture of the local area.

Overlooking between the plots, and neighbouring houses, has been avoided. There is adequate turning space within the development for vehicles, including utilities' vehicles, to be able to leave in a forward gear.

Bin storage will be provided in each dwelling with a bin collection point located next to the access road. Cycle parking will be provided with the garaging.

The scale of the new dwellings will be entirely in keeping with the area in general. The gardens and grounds will meet local size requirements and the landscaping will be sympathetically designed.

4.0 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 a number of trees on the site and, although none have preservation orders, they will be retained where possible and protected during construction operations in accordance with BS5837.

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

The entrance drive and parking areas will be designed to form a shared surface drive which will be both safe and pleasant to use for both vehicular and pedestrian users.

5.0 Appearance

This application is in outline only and the exact design of the proposed dwellings will be subject to a subsequent application. However, the overriding principle will be to ensure that the new houses fit into the local environment and street scene. The design will take precedent from the surrounding area and, most importantly, incorporate the use of good quality materials.

The dwellings will be designed to respect their context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties.

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

6.0 Access

Carlton Avenue is well located for convenient access, particularly by pedestrians and cyclists, to the full range of retail facilities and transport links in the centre of Rose Green. There are well maintained footpaths on both sides of the street.

The site access is located between 34 & 36 Carlton Avenue and the requirement for 2.4m x 43m visibility splays, in accordance with the Manual for Street, is easily satisfied. Traffic speeds on Carlton Avenue are extremely low and the traffic volumes are also generally low.

The entrance road will be designed to form a Shared Surface Street in accordance with the Manual for Streets.

The entrance road will meet the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency service will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.

The new dwellings will fully comply with Part M of The Building Regulations. Hard standing around the dwellings will ensure that all users are treated equally, be they wheel-chair users, those with baby transport, the ambulant elderly or the able bodied. The arrangement of the dwellings, and their citing, will ensure that all occupants have equal and convenient access and will meet both the

traditional and future needs of the occupants.

7.0 Response to Context & Relevant Planning Policy

There is always a demand for housing in this area and, although the construction of eight new dwellings is unlikely to have a huge impact on the overall social and economic situation, it will make a contribution towards the national and local housing supply needs. 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 lies within the defined Built Up area and there must therefore be a 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 NPPF and the emerging Arun Core Strategy.

Although the application is for a relatively low density of housing 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 occupiers of the adjoining properties but also the public users of the adjoining recreation ground.

The retention of the existing properties fronting Carlton Avenue not only preserves the street scene but minimises the waste and environmental impact usually associated with the construction process.

Whilst not formerly adopted as yet, the design has considered Policy D DM2 and DM3 of the emerging Local Plan, in that each garden has minimum depths of 10m and minimum areas of 150sqm, thereby creating substantial outdoor amenity areas for each unit.

An on-site open space and recreational area is not considered appropriate for the site due to the number of units, scale of the development and proximity of Avisford Park but the applicant anticipates making an 'open space contribution' to the Local Authority via way of a Section 106 Agreement, as well as a Pagham Harbour Access Management Contribution.