
Sussex Building Consultancy Limited



Design and Access Statement for 6 The Byeway Bognor Regis PO21 4ER.

Date : 4 July 2017

Ref : SBS/6TB/02

Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for the fitting of new close boarded 'New England' style cladding to the upper elevations of the property and adjustment of the existing front canopy eaves detail.
- 1.2 The cladding is partly to cover up some of the external brickwork which has deteriorated due to the exposure to the weather.



Pic – some of the deteriorated brickwork.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached house set in comfortable grounds within the Aldwick Bay Conservation area facing the sea.
- 2.2 The main dwelling has been extended over the years to provide a rear terrace with balcony above, a two storey, flat roof side annexe extension and a large garage. Also a detached boathouse and swimming pool are in the grounds facing the beach.
- 2.3 The property has exposed face brickwork walls, a pan tiled pitched roof and white PVC framed double glazed windows.

3.0 Planning History.

- 3.1 BR/33/67 – Private beach house – approved.
- 3.2 AW/122/95 – Boathouse – approved.
- 3.3 AW/172/12 – Extensions and Alterations – approved.
- 3.4 AW/305/13 – Amendment to AW/172/12 - approved.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Aldwick Bay Conservation Area with some trees covered by Tree Preservation Orders.

- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is to attach Marley Eternit, cement based 'New England' style cladding to the upper elevations and to adjust the existing front canopy eaves detail and extent.
- 5.2 The proposed extension and alterations are to be constructed in a similar architectural style as other dwellings within the local area.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

- 7.1 There is no additional floor space created by the development.

8.0 Site Layout

- 8.1 The site layout and building footprint remains unchanged.

9.0 Scale

- 9.1 The scale of the dwelling remains unchanged.

10.0 Landscaping

- 10.1 No changes to landscaping are proposed.

11.0 Trees

- 11.1 There are no trees affected by this development.

12.0 Appearance

- 12.1 The appearance of the proposed extension is sympathetic to the existing house, neighbouring properties and the special nature of the Aldwick Bay Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.
- 12.2 The proposed colour of the 'Marley Cedar Weatherboarding' is C62 – Violet blue, which despite its description is a darkish grey colour. See the Marley website.

13.0 Materials

- 13.1 The new cladding is proposed to be coloured cement based cladding to planning approval.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within existing house remains unchanged.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will remain the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – no changes.
- 17.2 Surface water drainage – no changes.