

Design & Access Statement

The Town and Country Planning (Development Management Procedure)
(England) (Amendment) Order 2013

The Planning (Listed Buildings & Conservation Areas) Regulations 1990 (As
amended)

Householder Application for Planning Permission for works or extension to a
dwelling at 10 Kingsway to demolish an existing uPVC conservatory and
construction of a single storey rear extension

Site Address:

10 Kingsway
Aldwick
West Sussex
PO21 4DQ

For & on behalf of:

Mr J Newman
10 Kingsway
Aldwick
West Sussex
PO21 4DQ

Ref: JN01/DAS/20

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1.0 Introduction

This Design & Access Statement (DAS) supports an application for a Householder Application for Planning Permission for works or extension to a dwelling at 10 Kingsway which is to demolish an existing uPVC conservatory and the construction of a single storey rear extension.

The works fall within the conservation area boundary of Graigweil House, Aldwick and is attached in Appendix 1 as point of reference with the boundary of 10 Kingsway outlined in red.

The DAS identifies and sets out the key design principles applied to the proposal taking into account context and reference to the surroundings including the relevant conservation guidance where a Conservation Area is defined as 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'

The DAS follows the standard approach to form and content to support this application.

2.0 Site Description

The existing dwelling is a 2 storey detached five bedroom house set in a plot within the Craigweil House Conservation area off Barrack Lane. The application site measures approximately 1002m² (0.1002ha).

The main dwelling remains unaltered in its design from when it was originally constructed following the original conversion from a bungalow to its current form in c1993.

The property, when viewed from the front is a c1990's style detached house with a mixture of face brickwork walls with plain concrete tile hanging to upper elevations, a mixture of pantile interlocking tiled pitched roof and felted and GRP flat roof to the garage and utility areas. The windows and doors are white uPVC framed double glazed windows.

3.0 Planning History

Since c1993 the main house in its current form has remained as built and there is planning history which is tabled below for information

AW/307/19/TC	20-11-19	Crown reduction by 0.5m - 1m to 1 No. Yew tree within the Craigweil House, Aldwick Conservation area.	Planning Tree Cons Area	No Objection
AW/187/17/HH	13-07-17	Replace shingle driveway with block pavers, improve 3 No. soakaways & erection of tiled bonnett roof to flat roof garage. This application affects the character & appearance of the Craigweil House Conservation Area.	Planning Householder	ApproveConditionally
AW/253/15/TC	04-09-15	Fell 2No. Scots Pine, 1No.	Planning	No Objection

		Catalpa, 1No. Yew & raise crown of 1No. Tulip tree by not more than 4 metres within the Craigweil House, Aldwick Conservation Area	Tree Cons Area	
AW/111/11/	18-05-11	Proposed single storey rear extension.	Planning Plan Application	ApproveConditionally
AW/127/96/T	28-10-96	Removal of various Cypressus species forming hedge on east and west of rear garden.	Planning Tree Works	PP Not Required
AW/12/96/T	22-01-96	Surgery to various trees	Planning Tree Works	Withdrawn
AW/190/91	18-11-91	Conversion of bungalow to form house with two storey lounge and bedroom extension to rear and bedroom, entrance hall and cloakroom extension to front.	Planning Plan Application	ApproveConditionally

4.0 Planning Policy

Designation applicable to this site, within the built boundary and the Craigweil House Conservation Area with some trees covered by Tree Preservation Orders.

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.

National planning policies are PPS1 - Delivering sustainable development and PP35 - Planning for the historic environment.

The design principled applied have followed the relevant guidance and taking into account these policies including where applicable the Conservation Area Statement and the 'Direction Made under Article 4(1) relating to land at Cragweil House, Aldwick, Bognor Regis, West Sussex'. For example the proposed rear extension does not negatively impact or detract from the principles set out in the Conservation Area Statement - Craigweil House, Aldwick, where for Kingsway 'Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness.'

5.0 Design Proposal

The proposal is for a single storey rear extension that replaces the existing uPVC conservatory to form an improved combined dining and kitchen accommodation with traditional 'in keeping' construction to that of the main house, that will also improve the properties overall thermal efficiency for this part of the house.

The proposed extension and alterations are to be constructed in the same architectural style as the existing dwelling with materials to match. The front street elevation remains unchanged by this proposal and it is sympathetically extended to the side elevation with painted render to match the existing. The majority of the development being to the rear elevation of the property.

There is to be a set of 'velux' roof lights to give natural light to the extended accommodation

Windows will be white framed double glazed units to match the white framed window units to the remainder of the house.

The new pitch roof to the rear elevation will be tiled with pantile interlocking tiles to match the main house. The small flat roof section of the rear extension will be a felt or GRP finish to match the existing flat roof sections in this location.

6.0 Use

The property is a domestic dwelling for residential use for the current owners.

7.0 Amount

The additional floor living space created by the proposed development is approx. 8 m2.

8.0 Site Layout

The site layout is predominantly the same with the new proposed development extending into the rear patio area of the rear garden.

9.0 Scale

The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 2 storey, the extension sits within comfortable grounds set within the existing distances of the property to side boundaries, and does not affect the existing boundary treatments which all remain unchanged.

10.0 Landscaping

The landscaping is proposed and in this respect the site is unchanged.

11.0 Trees

No trees are affected by this proposal.

12.0 Appearance

The appearance of the proposed extension is sympathetic to the existing house and the special nature of the Craigweil House Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

Face brick finish to external walls to match the existing house.

The pitch roof will be of a pantile interlocking tile to match the existing main roof of the house and there will be a glass fibre or flat roof covering to match that used of the areas of the existing house that have a flat roof.

Windows and doors are to be framed white in colour to match the existing fenestration.

14.0 Access

There will be no changes to the existing vehicle parking arrangements.

The access arrangements to and within the proposed extension will comply with the requirements of Approved Document M of the Building Regulations and improve the current arrangement with a level floor between the new (dining area) and existing (kitchen). The current kitchen and dining room space have a step down leading to the conservatory living space

15.0 Sustainability

All materials will be sourced from a sustainable source where possible and the construction of the extension will comply with the requirements of Approved Document L of the Building Regulations.

16.0 Flood Risk

The site is located within Flood Zone 1 as set out by the Environment Agency and Department for Environment, Food & Rural Affairs.

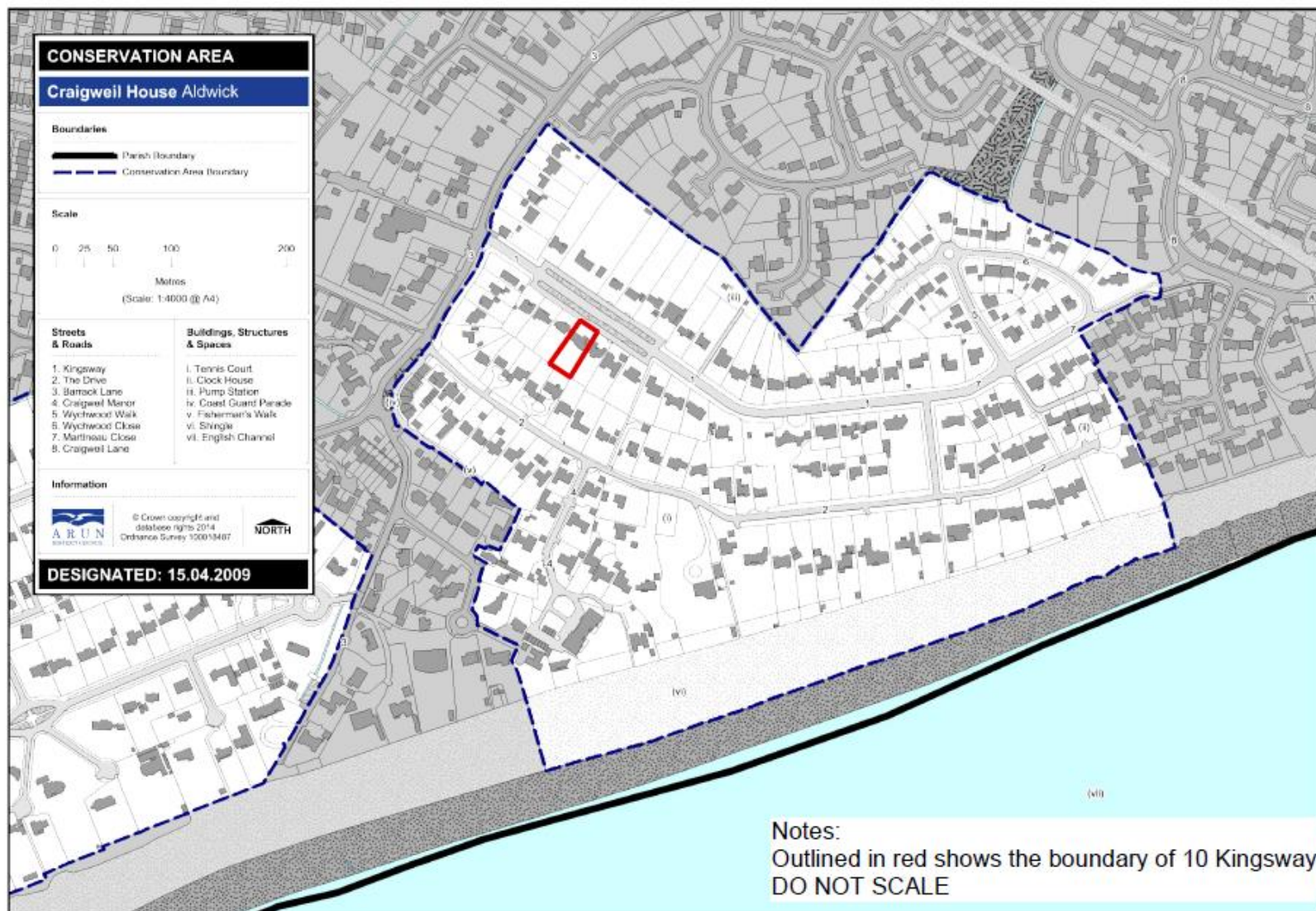
Floor levels will be the same as existing house (see also section 14 Access)

17.0 Drainage

Foul water drainage is not affected by the proposed development and this will all remains unchanged as the existing arrangement. The existing system is private drains which are then taken to the public foul water sewerage system.

Surface water drainage from the new roof areas will be taken to new soakaways located within the large rear garden and will be in compliance with Building Regulation requirements.

Appendix 1 - Conservation Area - Craigweil House, Aldwick



Photographs

Photograph 1. Rear elevation of the main house.



Photograph 2. Rear elevation of the main house. Note the position of the existing conservatory which is the principle location of the proposed rear extension.

