

DESIGN & ACCESS STATEMENT FOR PROPOSED DOUBLE GARAGE **4 ARUN WAY, ALDWICK**

Context

The property is a detached dwelling occupying a substantial plot on the Aldwick Bay Estate in Arun Way, off the Fairway. The house was built in 2006 with planning permission for an underground garage which was not constructed as the owners decided they preferred the garage to be constructed at ground level. Planning permission was sought and although achieved recommendation for approval from ADC, sadly the Parish Council objected. Subsequently approval for the garage was again sought and again the Parish Council objected. This went to an appeal and the inspector upheld the Parish Council's objection, stating the view down Arun Way would be obstructed. This is somewhat strange as prior to the garage being constructed, some very high and dense conifer trees along the east boundary were completely obscuring the view. Also the neighbour to the east constructed a 1.8m high wall which again obstructed the view. In addition to this the owners of this property have planted Photinia shrubs along the north and east boundaries which are now in excess of 3.5 metres high, effectively screening these two boundaries, providing privacy to the frontage and side of No.4 as well as screening any view along Arun Way.

There are now several properties on the Aldwick Bay estate in general as well as in particular - Arun Way, with garages constructed within the front gardens beyond the main house frontage. Of particular note is the property at No.5 Arun Way which recently has a double garage and 'granny annexe' built from its house frontage right up to its front boundary.

Setting

The main entrance to this property is on the north elevation and the proposed garage is to be tucked into the northern corner of the front garden, fairly close to the two adjacent boundaries but leaving sufficient space for the existing planting to flourish and be maintained. The garage entrance door has been "turned" away from the boundary entrance gates providing both privacy for garage entrance use as well as effectively leaving the more attractive side wall of the garage exposed to any view as a fine and acceptable courtyard entrance.

Amount of development

The proposed garage will enable two cars to be effectively and safely housed out of sight. This is particularly important to the owners as they own an antique car, which is a collector's item, and would therefore be more appropriately and securely housed as well as more protected from the local environment's harmful salty air. In addition other gardening and DIY paraphernalia can be housed leaving the entrance court attractive and uncluttered.

Layout

The layout of the proposal is to locate the garage in the most screened area of the entrance courtyard with a direct and effective relationship with the main house frontage and the existing drive area.

Scale

The proposal is within the scale and forms of the existing dwelling as well as properties in this location where it is considered common practice to provide dwellings with double garages. It is quite alien that this property currently does not enjoy such normal and acceptable facilities of a double garage.

Landscaping

The landscaping is to generally utilise existing hard and soft landscaped spaces with minor adjustments to existing in matching materials and planting. Very little, if any, of the existing will be disturbed as the owners have maintained the potential location for the garage in anticipation that it would be sensibly realised. This approach will provide a cohesive whole and continuation of the existing setting.

Appearance

The proposal will follow the materials and architectural details of the existing dwelling. Also the design has been purposely developed to blend in with neighbours' properties avoiding any 'alien' intrusion in the 'street' scene. This is especially so with the opportunity to utilise the space retained for the garage, which looks somewhat incongruous and incomplete without the constructed garage. As there are footings and general foundation work in situ and complete for the garage this would mean minimum disruption to the neighbours and location generally, thus enabling remaining construction work to be carried out with minimum fuss. The proposals also have been kept very low, with lower eaves and only a 'pyramid' finial for the ridge, all lower than other single storey buildings in the location. In addition a close relationship with adjacent boundaries and in particular the north side has been designed with its eaves extending down lower with a 'catslide' roof towards this boundary, thus effectively anchoring and assimilating the proposals to their location and setting further reducing consideration of any impact, which is substantially screened by the existing planting anyway. The garage has most importantly removed the necessity of leaving cars parked and being visually intrusive on the front entrance drive courtyard.

Access

The existing vehicular and pedestrian access has been retained with pedestrian access formed with a level threshold.

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