

APPLICATION FOR APPROVAL OF RESERVED MATTERS

261 ALDWICK ROAD, ALDWICK, PO21 3QU

Application for approval of reserved matters following outline approval for the re-development of the site with the erection of two pairs of semi-detached house and associated works

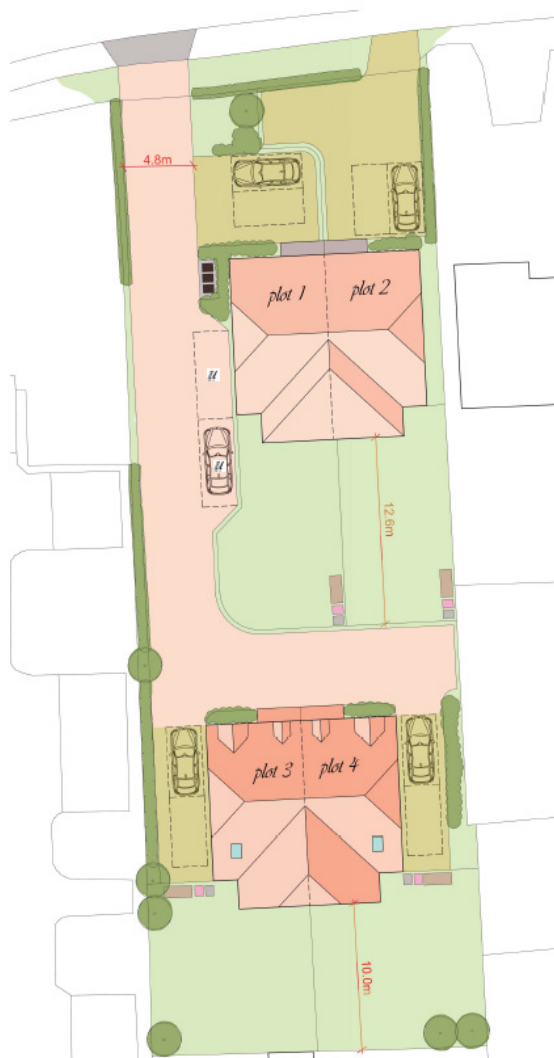
Outline planning permission LA Ref: AW/43/18/OUT was granted on 3rd September 2018 for the re-development of 261 Aldwick Road with two pairs of semi-detached houses - which included the approval of access. The current application seeks approval for reserved matters including appearance, landscaping, layout and scale. The application includes a full set of drawings for continuity and no material changes have been made to the approved plans. The approved site plan and indicative elevations are included below.

The Site

The application site is located on the south side of the B2166 Aldwick Road within the Built-Up Area Boundary of Bognor Regis. The area is characterised by a variety of housing types from larger detached two-storey dwellings, to flats and semi-detached properties within Aldwick Fields immediately to the west of the site. Development is predominantly in linear form fronting the highway, with hard standings forward of the properties and landscaped front gardens.

The area has a verdant character and is located close to shops, services and transport links. 261 Aldwick Road is a substantial detached dwelling constructed in brick and render under a half-hipped roof. The property features lean-to additions to the side elevations, including a single garage to the west. 261 Aldwick Road benefits from dual vehicular accesses from the B2166 and features a hedge to the highway boundary with a hard standing for the parking of vehicles behind. The plot extends 125m back from the highway and covers an area of 0.15 hectares.

261 Aldwick Road is a substantial plot located firmly within the residential built up area and currently comprises a large detached house. The plot is noticeably bigger than surrounding plots due to its length - extending 125m back from the highway and is rectangular in shape. The property is set back from the road frontage with dual accesses onto the B2166 Aldwick Road.



Site layout as approved



Approved Indicative Front Elevation Plots 1 & 2



Approved Indicative Front Elevation Plots 3 & 4

Reserved matters for which approval is being sought

Appearance

The architectural approach for the proposed dwellings focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as clay tiles, red/orange brick and Cedar weather boarding to Plots 1 & 2 and clay tiles, red/orange brick and hanging tiles to Plots 3 & 4. The extracts below show the front elevations of all four proposed new houses, which involve only minor detail changes from those shown as indicative at outline stage, as well as details of the proposed palette of materials.



Proposed materials

To add interest and variation to the street scene within the development the dwellings have been individually designed with varying elevational treatments and the addition of eaves height dormers to plots 3 & 4 to the rear. The new houses will be designed to have a high quality finish and simple appearance to reflect their siting amongst established residential development. The design process has led to two pairs of dwellings, one following the established building line and the second to the rear served by an access road to the western site boundary with parking for 2 no. cars per dwelling to hard standings forward or alongside each property.

The proposals have been designed to have minimal impact on neighbouring properties with development orientated sensitively so as not to result in overlooking of adjacent dwellings. Guidance on separation distances between dwellings and boundary distances has been adhered to in all respects.

Landscaping

The site benefits from well landscaped boundaries with hedging and mature trees, particularly to east and west. Trees in close proximity to the site within neighbouring ownership are covered by tree preservation orders, and the development has been informed by the root protection zones for these trees. A full arboricultural assessment accompanies this application and mitigation measures are proposed in areas where the access road or parking areas would encroach of these RPZs. Arboricultural conditions attached to the outline consent will be adhered to in order to protect these protected trees. The landscape proposals have been specifically designed to retain and reinforce boundary planting as shown on plan no. 1060/DPA104 with additional planting enhancing the setting.

Scale

The proposal is for two pairs of semi-detached properties, one to the front and one to the rear of the site. The scale of the development is responsive to the site's surroundings and in line with the outline consent. The semi-detached houses are reflective of their siting adjacent to established residential development with a mix of detached houses and flats in the immediate vicinity. The elevational drawings submitted show the pair of dwellings to the site frontage set under a half hipped roof to 8.7 metres in height. The pair of semi-detached houses to the rear have lower eaves and a ridge height of 8.2 metres. The maximum ridge height of 8.7 metres accords with built form in the vicinity.

It is considered the house designs and site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the existing residential development within the Built-Up Area Boundary.

Layout

The application site is a large plot covering 0.15 hectares. The property enjoys an existing pair of vehicular accesses onto the B2166 Aldwick Road. The proposed site layout has been influenced by the position of protected feature trees (as shown on the proposed plan) to ensure established planting is retained, to preserve the character of the site; and in order to protect the amenities of neighbouring residential occupiers.

The location of the pair of semi-detached dwellings to the site frontage has been informed following the building line established by the existing properties fronting Aldwick Road. The pair of semi-detached houses to the rear has been informed by the back-to front relationship of the proposed dwellings and those of neighbouring properties to ensure no harm is caused to residential amenity.

The proposed development has been designed to make appropriate and effective use of the residential land available. The four dwellings are proposed in an informal layout with generous spacing and areas of soft landscaping forward of the dwellings giving the development a verdant appearance. A total of 10 parking spaces are proposed to serve the development. The site layout accords with the approved site and layout plans. The detailed design continues to respect the approved site layout particularly with regard to generous gaps between houses. The location of the bins and cycle storage is shown on the submitted plans.

Conclusion

The principle of replacing the existing dwelling with two pairs of semi-detached house has been firmly established under outline planning permission LA Ref: AW/43/18/OUT, which also approved matters of access. The current application is therefore only concerned with the discharge of the reserved matters being appearance and landscaping, layout and scale.

For the reasons set out above the landscape and appearance of the new houses and their respective plots would maintain a verdant quality and reflect the character and appearance of the residential area and is consistent with the outline planning permission to provide a well-proportioned small scale residential scheme, where the proposed plots provide good levels of amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development in keeping with the existing pattern of residential development within the Built-Up Area Boundary.

As such the proposals continue to comply with Local Plan key policies with regard to development management considerations, as well as National Planning Policy to deliver appropriate sustainable development.