

PLANNING STATEMENT

TO ACCOMPANY A FULL DETAILED PLANNING APPLICATION FOR:
PROPOSED VARIATION OF CONDITION NO. 4 OF
THE PLANNING CONSENT (Ref: AW/368/17/HH) AT:
44 CHRISTCHURCH CRESCENT WESTMEADS BOGNOR PO21 5SJ

1.0 Context:

No 44 Christchurch Crescent is a relatively large corner plot situated within a development of 85 or more dwellings built over 60 years ago that are characterised by open plan frontages. No44, although respecting this open frontage in area terms is somewhat unique in that it is visually dominated by a "Plane tree" some 18m high with a spread of 16m (See fig 1), has pedestrian and vehicular access on opposing sides of the plot and the building itself, although divided has a perception of one dwelling.

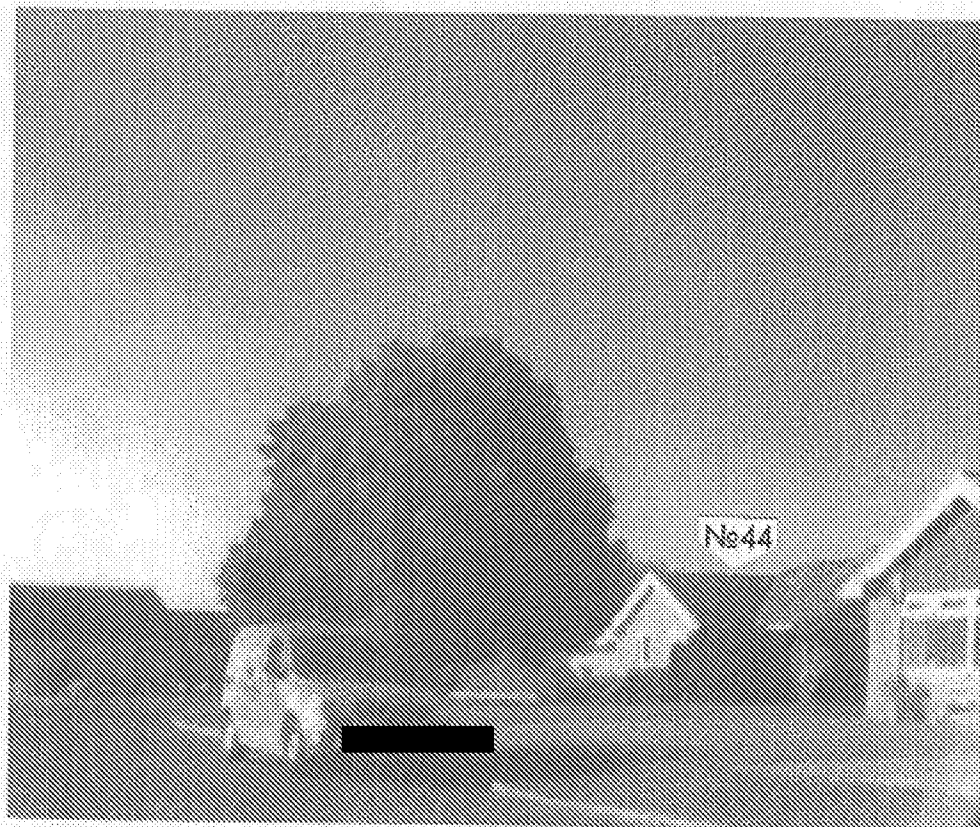
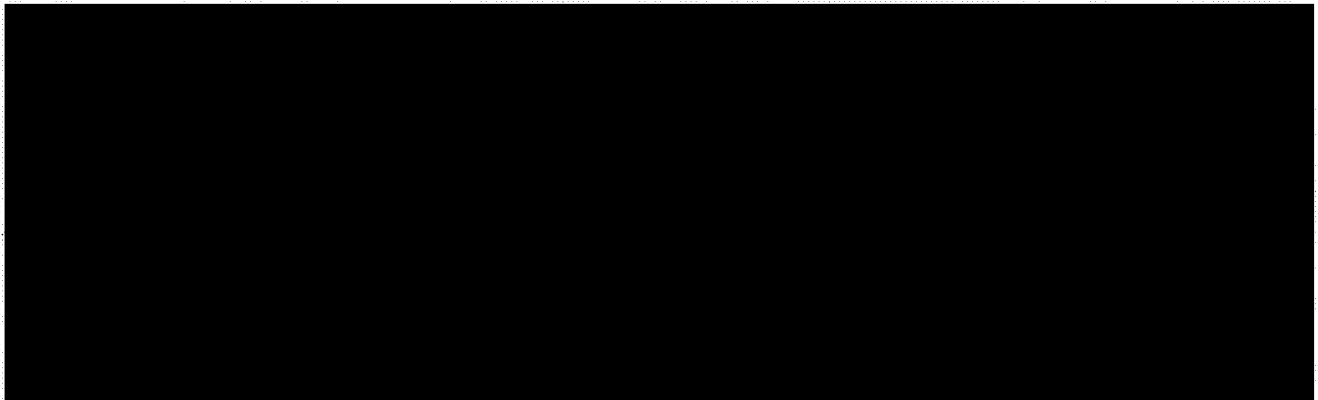


Fig 1: 18m high, 16m spread "Plane" dominant feature tree

2.0 Background:



Unaware of a 60 year old Planning application (BR/186/58/BG), the son also extended the front garden hard surfaced areas and erected screen fencing and hedging.

3. Local Concern:

Understandably local residents have raised concerns. Having been made aware of planning conditions and not wishing to upset any of the neighbours all additional external elements have now been removed, including the low brick wall and detached garage. Even though the removal of these items has been difficult to understand all now appreciate the need to adhere to these planning conditions.

With regard to any internal work that has been carried out which may be contrary to planning policy, their main object is to live as two related families with a degree of independence.

To this end they are more than willing to agree to a personal restricted planning consent.

4.0 The proposal:

The proposal is a variation to condition 4 of consent (AW/368/17/HH) to create/substantiate an independent "Elderly persons annexe" (44a) within the existing building envelope by minor internal alterations and minimal external facilities (See fig 2) enabling Mr&Mrs Kilhams senior to move into this part of the dwelling.



Fig 2:

GROUND FLOOR PLAN 1:200

BUILDING LINE

PROPOSED PORCH DOOR & WINDOW

4.1 Internal alterations:

Erecting partition to form study/bedroom, together with removable partition in existing doorway between No.44 and No.44a (to cater for future health needs). Erecting partition to form space for possible future staircase to existing attic space should the daughter remain at home. Reducing double bedroom to single to form access from new front door.

4.2 External:

Seal existing window to enhance privacy. Additional front entrance & Porch (Approved under consent AW/368/17/HH), with level threshold and handrails served by an accessible ramp. Additional window adjacent front door. New fencing, within the building line to screen storage areas.

4.3 Landscaping:

Although requested by the planning officer that the Cherry and Eucalyptus trees be removed it is now proposed that these are retained or replaced under imposed planning conditions.

Also proposed are the low level boundary ground cover planting, wall and screen planting against the building and in front of the screen fencing to the bin storage within the frontage building lines.

All of which will be conditioned and developed in consultation with the LPA's tree and landscape officers.

Property....	Floor space....	Private gardens....	Soft areas....	Hard areas
Nº44	83m ²	64m ²	53m ²	87m ²
Nº44a	63m ²	40m ²	144m ²	60m ²
44&44a	146m ²	104m ²	197m ²	147m ²

In gross housing density terms the combined property of Nº44&44a is about 150% larger than the adjoining plots due to it's corner plot location.

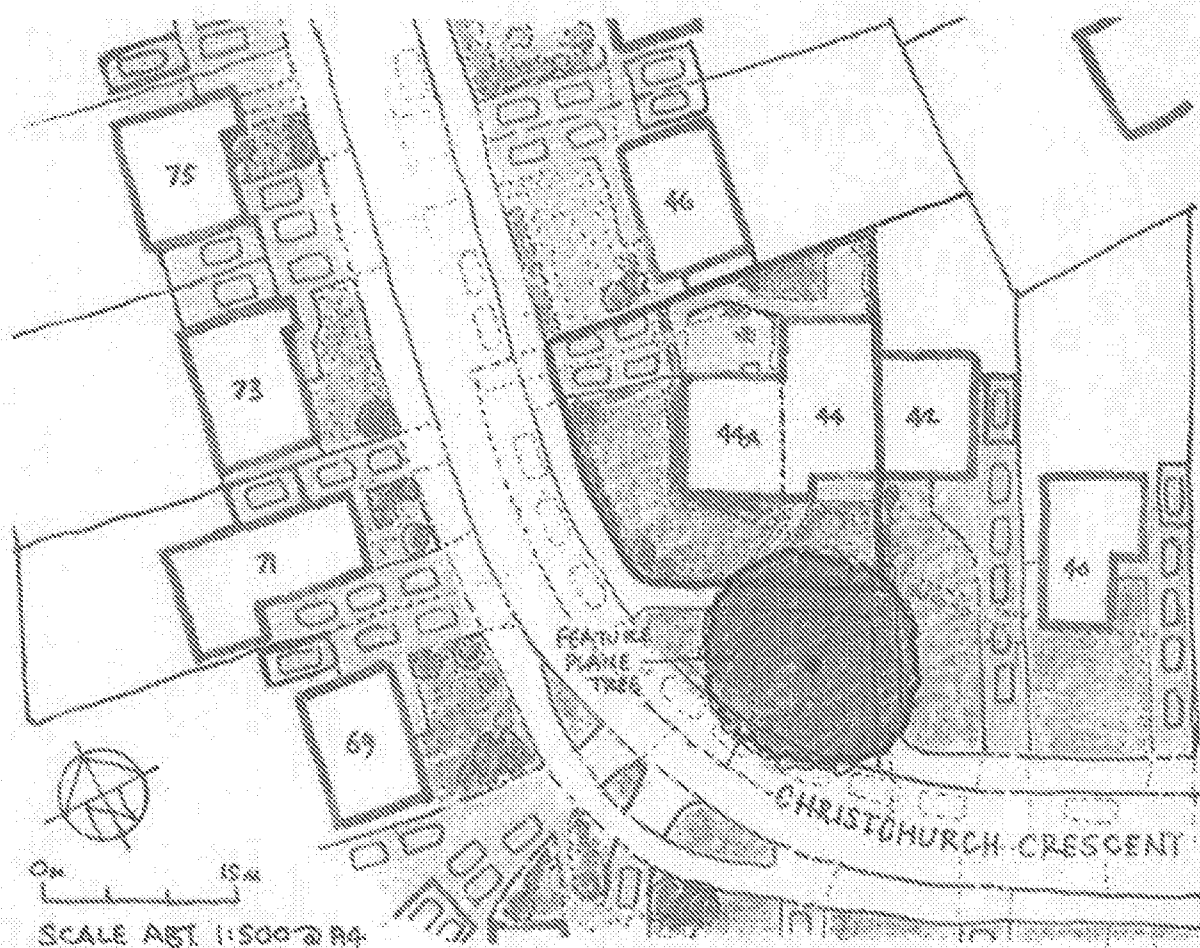


Fig 3: Housing densities and plot ratio

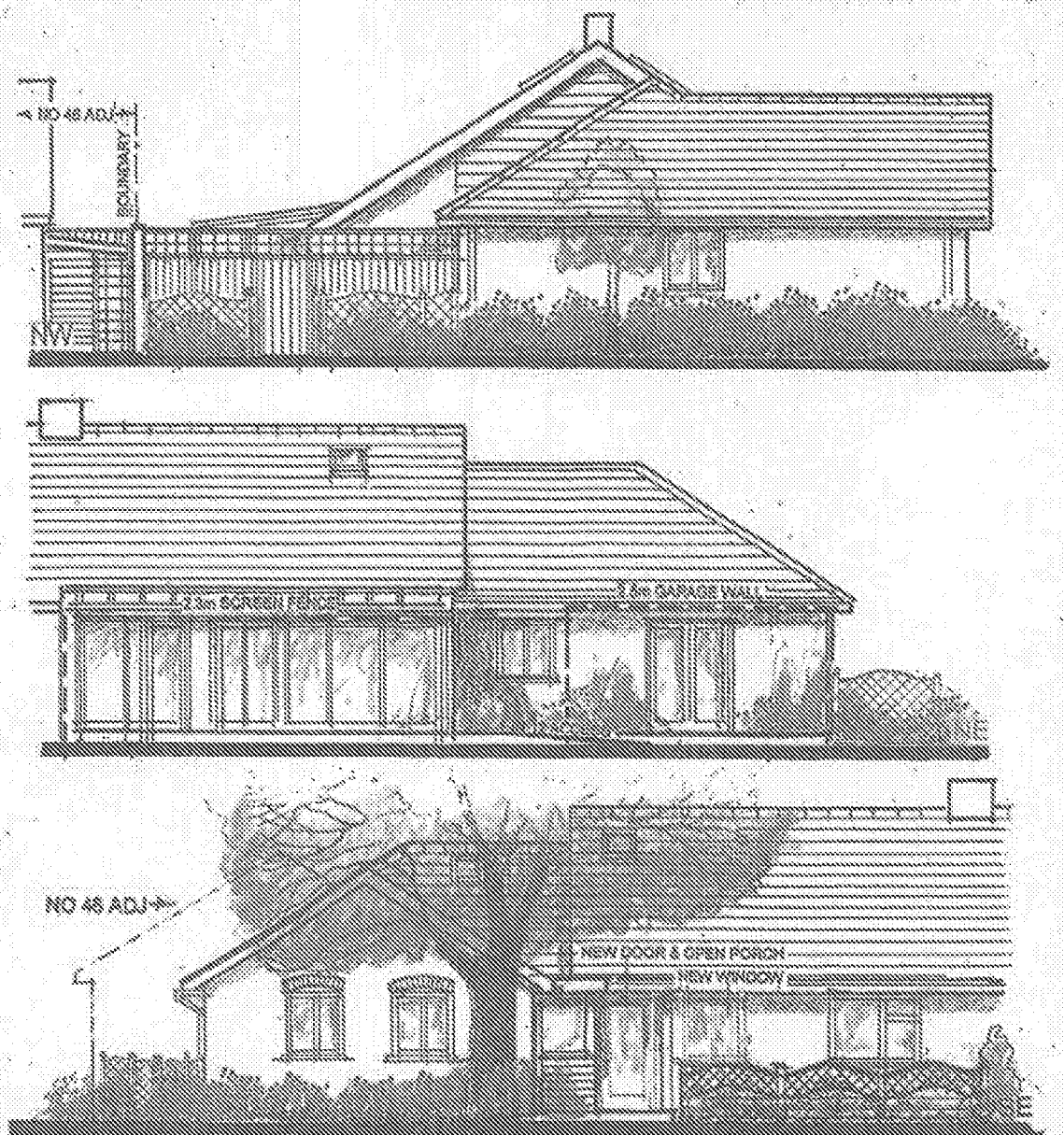


Fig 4 : Proposed External Views showing enhancements

5.0 Conclusion:

The Proposals are considered to comply with the relevant Development Plan policy GEN7(III) and area 15 of the Aldwick Parish Design statement in that it would not adversely affect the visual amenity of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

In fact, with the additional landscaping suggested, together with the work already completed, the proposals would enhance the street scene.