

Foxgrove Estates Ltd**56 The Drive, Bognor Regis, West Sussex, PO21 4DT.****Tel: 07957 209 107 Fax: 01243 264409****e-mail: acmburrows@hotmail.com****DISTRICT COUNCIL****Design Brief****Detailed application for 3 bedroom detached house****Following approval of outline application for 3 bedroom detached house & garage under reference AW/281/05
6 Rusbridge Close, Rose Green, Bognor Regis.**

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21/2/06

Plot Area:

We suggest the proposed plot area is comparable with the surrounding plots.
The proposed plot is 225.25 square meters.
The plot area of numbers 1-5 Rusbridge Close are 148.5 square meters.
The plot area of numbers 7 & 8 Rusbridge Close are around 243 square meters.

Footprint:

We suggest the footprint of our proposed dwelling is comparable or smaller than that of the surrounding properties.
The indicative footprint of our proposed dwelling is 6.5m by 9m or 58.5m square meters.
The foot print of numbers 1-5 Rusbridge close are 42.5 square meters whilst numbers 7&8 Rusbridge Close are more like 80.75 square meters.

Density:

We consider the percentage built area of our proposed site to be comparable or smaller than that of surrounding properties.
Proposed plot: footprint 58.5 sqm in 225.25sqm plot area=26%
1-5 Rusbridge: 42.5 in 148.5 = 28.6%
7&8 Rusbridge: 80.75 in 243=33.2%

Amenity Area:

We suggest the length and scale of the garden of the proposed plot is comparable or larger to the surrounding properties.
The rear garden of the proposed development is currently shown on the indicative plans to be 11.5m shortening to 6.5m, whilst the side garden is indicated as 9.5m shortening to 4m.
The rear gardens of 1-5 Rusbridge close are only 12m in length whilst the rear gardens of 7&8 Rusbridge are only between 8 & 9m in length

Overlooking:

We do acknowledge there is some limited overlooking from the proposed new development into surrounding property but do not believe this to be material or significantly more than currently experienced by other property in the vicinity.
South East Elevation: The ground floor of this elevation is entirely sheltered from overlooking the adjoining properties by a line of high evergreen hedges. Bedroom 3 on the first floor of the south elevation will overlook the adjoining properties opposite

have principal rooms and the main amenity space facing south and are therefore remote from the new development.

To the rear, the first floor windows will overlook the gardens to number 6 Rusbridge Close but we do not consider this to be any more than the overlooking currently experienced by the other properties in the terrace.

Vehicular Access:

We suggest the proposed vehicular access and parking is entirely satisfactory. Parking: We have demonstrated on site parking for one car and a garage at the outline application stage. The site is located in a quiet cul de sac where each house benefits from a separate garage and ample on street parking so our proposal is comparable to these and in line with the parking standards with in the local plan. Vehicular access: this is next to an existing access and driveway at 7&8 Rusbridge Close and therefore creates no additional noise or visual disturbances to adjoining occupiers.

Effect on the rural setting:

We are mindful of the effect our proposed development may have on the adjoining farm land and semi rural setting and have demonstrated that the house can be situated some 4m away from the farm land widening to 8.5m. By comparison number 7 Rusbridge close has a 2-storey flank wall 9.5m long positioned less than 1m from the farmland widening to 3.5m. Likewise number 95 Hewarts Lane is only 4m from the farmland.

Street Scene:

We have indicated that the proposed dwelling (of similar proportions to those surrounding) can be situated roughly in line with the terrace of houses to the west whilst not overlooking the properties opposite. Additionally we have demonstrated that the amenity area, density and impact on the surrounding farmland will not be materially different to the effect currently generated by existing surrounding properties.

Central and Local government Planning Guidance:

We believe we have complied with all policy within the local plan. We believe we have complied with all central government guidance relating to new development having particular regard to Ppg3.

Conclusion:

For all of the above reasons we hope you will feel able to recommend the application for approval.