

A DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF MR T BARNES AND
MR S DONOVAN**

**OUTLINE PLANNING APPLICATION
FOR THE ERECTION OF 1 NO. NEW
ATTACHED DWELLING.**

**SITE ADJACENT TO NO.14 TANGMERE
GARDENS, ALDWICK, BOGNOR REGIS**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement

2. DESIGN

Introduction

2.1 The proposed development comprises:

- The provision of 1 no. new 2-storey attached dwelling;
- The provision of 2 no. vehicular access off Tangmere Gardens, together with hardstanding and garaging for off-street car parking for use by the occupants of the new dwelling and the existing dwelling.

Use

2.2 The proposed development incorporates the erection of a new end-of-terrace 2-storey residential dwelling.

2.3 The existing dwelling (No.14) would be retained, with ample garden space.

2.4 Off-street car parking would be provided to serve both the new and the existing dwelling.

Amount

2.5 The proposal would result in the provision of just one additional dwelling. As the application is in Outline form, the exact internal layout of the property has not yet been decided. However, it is likely that the dwelling would benefit from a kitchen, living area, bathroom(s) and at least two first floor bedrooms with a layout similar to the existing properties.

2.6 In addition, the dwelling would have private amenity space to its rear and side. The dwelling would have small hardstanding areas to its front and side which would provide off-street parking spaces for the proposed dwelling and the existing dwelling of No.14. A new access will be formed off Tangmere Gardens.

Layout

2.7 The design concept for this scheme is to provide an increased residential use of the site. The site layout satisfies the issues of character and density, and during the detailed design process we are confident of creating a scheme of interest and character in its own right.

2.8 The dwelling can be designed so as to respect the appearance of neighbouring dwellings, whilst also satisfying the needs of modern living. The layout can be orientated so as to ensure that the amenities of adjacent resident's and prospective occupiers of the new units are not impacted upon adversely.

Scale

2.9 The scale of the development of the development will be dictated by the final design of the dwelling, and this issue will be considered under a subsequent Reserved Matters application.

2.10 However careful consideration has been given to the footprint of the dwelling, with regard to its positioning within the plot. We are certain that the scale of the development proposed can be designed to be wholly appropriate to the location of the site.

Landscaping

2.11 The site is currently domestic garden area to the side of No.14 Tangmere Gardens, and contains only domestic species. A Cherry tree to the side of the site is to be sought to be removed in order to facilitate access. It is noted that none of these existing plants have any statutory protection. Appropriate additional planting can be provided if required, and this could be secured by way of a Condition of planning permission being granted.

Appearance

2.12 The appearance of the proposed building is not for consideration at this time, and will be subject to a Reserved Matters application. However, it is likely that the design will closely match the existing semi-detached properties to which the proposed dwelling will attach.

2.13 It is considered that the proposal will compliment the character of the area, rather than appearing incongruous. Given the location of this proposal, the additional end-of-terrace dwelling would not sit uncomfortably in the streetscene.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located, close to local facilities including schools, medical facilities, shops and the beach. In addition the site is within an area with good pedestrian and cycle links, and access to public transport, most notably local bus services.

Inclusive Access

3.2 The residential use proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities.

3.3 The proposal would incorporate the provision of a new access off Tangmere Gardens, which will be used to serve the existing dwelling. The access has been carefully designed so as to ensure that the use of the proposed parking and access arrangements will guarantee safe pedestrian and vehicular movement.

4. SUPPORTING PLANNING STATEMENT

Introduction

- 4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

The Site & Surrounding Area

- 4.2 The site comprises the side garden of No.14 Tangmere Gardens, which is a semi-detached 2-storey house situated on a corner plot with frontages onto Tangmere Gardens, to the east, and an associated turning head to the south. The existing buildings will largely be unaffected by the proposed development. The size of the site is clearly larger than average in this area. The site has an existing driveway and access off Tangmere Gardens which will be utilised by the proposed dwelling. The rear and side gardens of No.14 is currently bounded by hedging and timber fencing.
- 4.3 The site is situated within a residential area. Tangmere Gardens has mainly detached and semi-detached dwellings constructed during the mid 20th Century – building types are varied and include bungalows, chalets and 2-storey houses. To the rear (west) of the site are larger detached dwellings situated on Fernhurst Gardens.

Planning History

- 4.4 There are no planning applications that are particularly relevant to this proposal; but it is noted that the existing dwelling has been enlarged recently with a single storey kitchen extension that was permitted development (Building Regulations application AW/175/05/BR refers).

Relevant Planning Policies

- 4.5 The site lies within the boundary of the built up area as defined in Policy GEN 2. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built

environment.

4.6 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

4.7 Policy GEN 12 describes the parking and access requirements for new development.

4.8 The site can be regarded as 'previously developed' or 'brownfield' land. Planning Policy Statement 3: Housing (PPS3), sets out the primary objective of adopting a sustainable approach to the provision of housing. The Government's sequential approach aims to ensure that optimum use should be made of sites within built-up areas. The principle of the need for protection of the environment is well established and these principles are carried forward by PPS3. Para. 13 endorses the need for development to positively make places better for people. Development should be appropriate in its context and development "which does not improve the character and quality of an area should not be accepted". Para. 16 requires development to "complement the local area generally" and create or enhance, "a distinctive character that relates well to the surroundings". It is particularly significant that under the sub-heading "Efficient use of land" the concluding requirement of para. 46 is the achievement of development, which has regard to the considerations of para. 16.

4.9 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate the proposed new dwelling, and this proposal would accord with not only Local Plan policy, but also central Government Guidance within PPS 3.

Application Appraisal

4.10 The main considerations with the development proposed is the impact on the character of the area; the residential amenities of nearby properties; and highway safety and vehicle parking.

Character of the Area

- 4.11 As is highlighted above, the character of the area is not uniform, with buildings of varied scale and height, set within differing in size plots. However it is noted that the majority of properties do have a frontage directly facing a highway, and in this respect the development proposed does accord with the character of the area.
- 4.12 The proposed new dwelling has been laid out so as to appear as a natural extension to the existing terrace of dwellings it would adjoin. The proposed dwelling would reflect the footprint of the existing adjacent dwellings, with the building having a similar width and depth. Although this Outline application does not include details, it is envisaged that the design, proportions and height of the dwelling would also match in all regards the existing dwelling it would adjoin. The external materials to be used for the new dwelling would also be to match existing, and an appropriately worded Planning Condition can be attached in this regard.
- 4.13 The dwelling proposed has been positioned so as to reflect adjacent dwellings, with similar distances maintained to the site boundaries. Ample private amenity space would be provided to the rear of the new dwelling, and also the existing dwelling, with open space retained to the front of the plot also. The boundary treatment to the rear would be similar to that of the adjacent properties.
- 4.14 In terms of plot sizes, the subdivision of No.14's plot into two would not create plots that would be out of keeping with the layout and character of the immediate surrounding residential area. Ample private amenity space would be provided for both the new and existing dwelling.
- 4.15 In our opinion, the proposed extension of an existing pair of semi-detached properties in order to create a new end-of-terrace property would not be harmful to the existing character of the area, and this cannot be seen to justify the refusal of the application for a new house on what is a 'brownfield', urban plot. This proposal would not appear cramped or out of character with the established built form within the immediate surrounding area, with the existing spacious rhythm of the streetscene maintained. The building proposed will sit comfortably in the streetscape without appearing excessively large or

incongruous. The proposal reflects the scale of the terraced buildings within this residential area and consequently the proposal would not detract from the visual quality of the surrounding area.

Residential Amenity

- 4.16 The proposed dwelling would retain adequate separation distances to all neighbouring properties. Aside from No.14 itself, neighbouring properties are sited a significant distance from the proposed dwelling, and they would not be overlooked to any greater degree than existing.
- 4.17 The position of the dwelling has been carefully considered, and given the distances involved to neighbouring properties, undue overshadowing will be avoided. It should be noted that the proposed dwelling has been set back slightly from the adjoining semi-detached properties, but this would not project sufficiently to impinge upon a 45-degree line from the centre of No.14's rear facing windows.
- 4.18 The setting back of the front elevation of the proposed dwelling allows for an off-street parking space and access to be provided for the existing dwelling. However this has been orientated to ensure that the lights of a car parking in this space will not disturb the occupiers of the new dwelling. In addition, the noise and disturbance associated with one car parking in this position will likely be minimal, and any prospective occupier would also be aware of this situation prior to residing at the new dwelling. Therefore, it is clear that the proposed development would not create an unneighbourly impact upon adjacent occupiers, or the future occupiers of the new dwelling.

Highway Safety and Vehicle Parking

- 4.19 The access into the site has been carefully considered so as to ensure that safe vehicular and pedestrian access can be achieved. The site has on-site parking for the proposed dwelling and the existing dwelling, as highlighted on the submitted drawings. This provision is in accordance with the Council's adopted Parking Standards. Bicycle parking can be catered for adequately within the site layout (a domestic garden shed or similar will suffice). In addition, the adjoining highways have sufficient space to accommodate additional on-street car parking associated with the new dwelling and the existing property.

5. CONCLUSIONS

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site in a manner that would not conflict with the character of the area. Additionally, the site has been laid out so as to cause no adverse affect on the amenities of adjoining occupiers. Adequate on-site parking will be provided, and highway safety will not be prejudiced. Further, all relevant Development Plan policies are fully complied with by this proposal.

5.2 In the event that the application is presented to the District Councils Planning Committee, I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the Officers report.