
Sussex Building Consultancy Limited



Design and Access Statement for 3 The Orchard Bognor Regis PO21 4HX.

Date : 8 February 2018

Ref : SBS/3TO/02

Revision :

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1.0 Introduction

- 1.1 The application is for detailed planning approval for a single storey side extension along with a rear two storey extension to replace the current arrangement incorporating a new balcony and glass guarding design with fenestration changes to improve and suit the needs of the new owners of the property.

2.0 Site Description

- 2.1 The existing dwelling is a large 3 storey detached six bedroom house set in comfortable grounds within the Aldwick Bay Conservation area off Manor Way.
- 2.2 The main dwelling other than the unsightly rear first floor bathroom addition is largely unaltered in its design from when it was originally constructed.
- 2.3 The property, when viewed from the front is a Tudor style with a mixture of painted external rendered walls and stained timber cladding and face brickwork, a plain clay tiled pitched roof and a mixture of wooden, white PVC and metal framed double glazed windows.

3.0 Planning History.

- 3.1 AW/165/15/TC – Surgery to various trees – No objection.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Aldwick Bay Conservation Area with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is for a single storey side extension for a games room and a rear two-storey extension to extend the two main bedrooms on the first floor with a replacement balcony and additional living space opening onto the garden on the ground floor..
- 5.2 In addition to this internal alterations will be carried out to amend the internal layout to suit the new owner's needs.
- 5.3 The proposed extension and alterations are to be constructed in the same architectural style as the existing dwelling with materials to match. The front street elevation remains unchanged as the development is to the rear of the property.



Picture – view of the rear of the property.

6.0 Use

6.1 Residential use for the current owners.

7.0 Amount

7.1 The additional floor living space created by the development is 60 m² on the ground floor and 20 m² on the first floor.

8.0 Site Layout

8.1 The site layout is predominantly the same with the new development extending into the rear garden.

9.0 Scale

9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 3 storeys, the extensions sit within comfortable grounds set at a reasonable distance from the two side boundaries.

10.0 Landscaping

10.1 No changes to landscaping are proposed.

11.0 Trees

- 11.1 The site is bordered by a variety of mature deciduous and evergreen shrubs and bushes along with some trees. The silver Birch and Laurel adjacent to the side single storey extension will be removed to facilitate the development.
- 11.2 The existing Leylandii hedge to the west will be retained.

12.0 Appearance

- 12.1 The appearance of the proposed extension is sympathetic to the existing house and the special nature of the Aldwick Bay Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.
- 12.2 Indeed the new extension along with the roof alterations removes the unsightly bathroom addition as part of the proposal.

13.0 Materials

- 13.1 Face brick finish to external walls and plain clay tiles will match that used with the existing house.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.

- 17.2 Surface water drainage – new roof areas will be taken to new soakaways located within the large rear garden in compliance with Building Regulation requirements.