

DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF
MR AND MRS B KNELL**

**Change of Use form Holiday Accommodation to
Revert Back to Single Dwelling and New Kitchen
Extension.**

**3 THE FAIRWAY, 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 change of use from dwelling with attached holiday accommodation to revert to single dwelling use.
- The development of a single storey rear extension to the kitchen area.

Use

2.2 The proposed development will be to provide enlarged floor area for the use of the existing dwelling.

Amount

2.3 The extension is approximately 6.3 x 3.2 metres in additional overall plan area.

Layout

2.4 The design concept for this scheme is to provide a single family dwelling with the old holiday accommodation taken back into the use of the dwelling.

2.5 The proposal offers a form of development with an external appearance and layout that respects the design and setting of the existing building, whilst also satisfying the needs of modern living.

2.6 The internal layout of the building (as proposed) has been sensitively considered in order to protect the amenities of adjacent residents and prospective occupiers of the new units. It should be noted that the proposed layout allows appropriate light provision to the main study area.

Scale

2.7 The extension will have a footprint measuring 6.3 x 3.2 metres, and an eaves height to match existing.

Landscaping

2.8 The majority of the existing landscaping of the site will be greatly unchanged by this proposal, only the existing patio area will be affected to make way for the extension at the rear.

2.9 The site will remain well screened by the remainder of the trees and bushes.

2.10 The existing boundary treatments and other domestic planting will not be affected by this development.

Appearance

2.11 The proposed appearance of the building is considered to be wholly relevant to its context, within what is a primarily residential area. The visual appearance of the 'holiday let accommodation' remains unchanged.

2.12 The proposed extension has been designed so as to not compete or overdominate the existing building. Indeed the design principles utilised in the original extension have been reused.

2.13 It is considered that the proposal compliments the character of the area, rather than appearing incongruous. The proposal is not of a scale or appearance that would sit uncomfortably in the streetscene, and materials would be to match the existing building as detailed below:

- Roof – Plain clay tiles laid to pitched roof with flat roof detail behind;
- Walls – Face brickwork to match existing;
- Doors / Windows – Double glazed PVC framed windows to match existing.

3. ACCESS

Vehicular and Transport Links

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

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 utilise both existing accesses off the road, this will ensure safe pedestrian and vehicular movement.

3.4 In addition to on-site car parking, the proposal maintains for proper turning facilities within the site.

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

4.3 The site comprises a site area of approximately 1,118 square metres. The site is of a broadly regular rectangular shape and is situated on a plot off The Fairway on the private Aldwick Bay Estate. The site boundaries include low stone walls, and a mixture of six foot timber fence panels and high hedging / tree screens elsewhere.

4.4 The existing building is two storeys, with a chalet style annexe attached to the side. The roof is pitched to an angle of about 40 - 45 degrees and clad with plain clay tiles, whilst the walls of the building are a mixture of a painted render or painted brickwork detail with 'mock Tudor' detail to parts of the first floor. The windows are white framed PVC double glazed units.

4.5 The plot sits within the Aldwick Bay Conservation Area.

4.6 The surrounding area is predominantly residential, with substantial single dwelling houses sited on large plots with an abundance of mature screening and vegetation.

Relevant Planning Policies

4.7 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.

4.8 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.

4.9 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate the small extension without compromising the character of the area.

Application Appraisal

4.10 The application merely seeks to return the building to its original and intended use as a single dwelling and the development, other than the kitchen extension consists of internal alteration only.

4.11 The proposal would not constitute an overdevelopment of the site and the resultant built coverage of the site would not be out of character with that of surrounding plots within this urban area.

4.12 The proposal is visually subordinate in terms of layout and size, with the design of the existing dwelling whilst reflecting design, without over dominating its appearance. The building has been designed so as to 'blend in' with the existing building, rather than appear prominent or incongruous. Consequently the proposal would not detract from the visual quality of the surrounding area.

4.13 Fenestration has been disposed of in such a way as to avoid loss of privacy to adjoining plots. The adjacent properties are positioned significant distances away from the proposed building with mature screening between, and the proposal will not result in overshadowing of adjacent plots. As mentioned previously, the proposed use is in keeping with the character of the area and would not generate nuisance or disturbance that will be to the detriment of adjacent residents.

Conclusions

5.1 As will be evident from a site visit, the proposed development minimal in terms of work to be carried out and the change of use was approved on the last planning application LPA reference AW262/10.



5.2 The design and materials of the building are in sympathy with the existing dwelling and it remains subservient in terms of size and scale. The proposal would cause no adverse affect on the amenities of adjoining occupiers and levels of privacy are maintained.

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