

A DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF
ROSE GREEN JUNIOR SCHOOL**

**PLANNING APPLICATION FOR THE
ERECTION OF A SMALL SINGLE
STOREY FLAT ROOF EXTENSION**

**ROSE GREEN JUNIOR SCHOOL,
RALEIGH ROAD, BOGNOR REGIS**

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.

2. DESIGN

Introduction

2.1 The proposed development comprises:

- The erection of a small flat roof extension to the school.

Use

2.2 The proposed development will be to provide an office area for the head teacher of the school.

Amount

2.3 The proposal would result in an extension of approximately 2.5 x 2.3 metres in overall additional plan area.

Layout

2.4 The extension is a small infill to an existing single storey flat roof part of the school.

Scale

2.5 The building will have a footprint measuring 2.5 x 2.3 metres, an eaves height to match existing, albeit with a larger fascia board to take account of additional thermal insulation requirements.

Landscaping

2.6 Landscaping is unaffected.

Appearance

2.7 The proposed appearance of the building is considered to be wholly relevant to its context.

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

been incorporated following careful consideration of the proportions, materials and style of the existing building and those neighbouring.

2.9 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 – Felted flat roof;
- Walls – Face brickwork to match existing;
- Doors / Windows – Double glazed windows to match existing.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located within the curtilage of the school grounds with good pedestrian and cycle links, and access to public transport.

Inclusive Access

3.2 The school 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 On-site car parking and proper turning facilities within the site are unaffected.

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 a site area of approximately 2.29 Hectares. The site is of a broadly regular rectangular shape and is situated on a plot off Raleigh Road.

4.3 The existing building is one and two storeys, detached and is of an irregular layout. The roof is flat with a felted covering, whilst the walls of the building are a mixture of a painted render or face brickwork detail. The windows are currently PVC and are double glazed.

4.4 The plot sits within the Aldwick Parish Council area.

4.5 The surrounding area is predominantly residential, with a mixture of single or semi detached dwelling houses sited on uniform plots.

Relevant Planning Policies

4.6 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.

4.7 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.

4.8 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate extension, and this would accords with Local Plan policy, without compromising the character of the area.

Application Appraisal

4.9 The principle of siting such a building on such a plot has been accepted before with numerous improvements and extensions being carried out over the years.

4.10 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 existing building. Therefore, the proposal would not appear cramped or out of character with the surrounding area.

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

Conclusions

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site by providing much needed additional office area for the school.

5.2 The design and materials of the building are in sympathy with the existing building 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.