

Planning Statement

Proposed New Detached House on Land off West Drive

Angmering BN16

May 2022

The proposals are for a new single detached house on a vacant plot of land adjacent to Victoria Cottage and to the rear of Oakhurst House and Huntingdon House.

The proposed house is a four bed house with floor area of approx. 128sq m which is slightly in excess of the governments minimum space standards of £115 sq. m.

The design is traditional in appearance with pitched plain tile hipped roof and brickwork with a small area of render. This is in keeping with properties in the immediate area.

There are a few larger houses adjacent and so the size is in keeping with these.

The site slopes up from the access road to a flat area to the centre and rear of the site.

The property has been positioned to give a rear garden at its widest point of 10.5m.

The height of the house ridge line is very similar to adjoining house.

3 car parking spaces are proposed together with a garden shed for secure cycle storage. Dustbin area is indicated on the driveway area.

There are no overlooking issues with the proposed layout.

The nearest houses where windows face neighbouring property are in excess of 30m away.

The intention would be to take surface water drainage to a soakaway (subject to percolation test). A water butt could be provided to the rear of the property.

It is the intention to provide a bird box at eaves level on the east elevation.

An electric charging point would be provided to the same elevation where the proposed driveway is situated in line with current policy.

The boundary is defined by existing fencing which is to be retained.