

PRE APPLICATION STATEMENT

FOR

**New double gate and rebuild pier in new position.
Regrade ground and Lay plastic cellular ground
reinforcement to area indicted on plan**

AT

**Hardcourt
West Drive
Angmering
Littlehampton
BN16 4JE**

August 2020



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

The owner has several cars including a classic Bentley, they wish to provide secure off road parking for their cars, whilst retaining the grassed area. All will be for the sole use of the dwelling.

2. Assessment of physical context

The site is situated within a private estate and fronts west drive, it is set in front of the main dwelling partly on an unused grassed area that has a brick and metal wall and partial conifer hedge.

The surrounding area is residential with 2 golf courses nearby.

There is an existing vehicle access to the south for the grassed area.

The pedestrian access between areas is retained.

The site is not of listed status or in an Area of Outstanding Natural Beauty, Conservation area or National Park.

The surrounding area is residential houses.

The site perimeter consists of 1.8m brick wall with steel railings to the north, east and south side and 1.2m to 2m wall to the west.

There is no record of flooding on the site and the site is not in a flood risk area.

The site has a slight fall from west to east, with other undulations, it is proposed to retain a 2m strip unaltered against the house to the west and regrade the remainder of the grassed area to a smooth gradient. Reinforced plastic grass grid will then be rolled into the soil and the area re seeded. Details of the grass grid are provided with the application.

3. Social/economic context and planning context

The development will provide secure off road parking for approximately 3 cars, these cars are currently often parked on the road adding to congestion in the area.

The grass grid provides reinforcing to the ground to prevent cars sinking into the mud.

The proposed grass grid reinforcing is 100% permeable and within 1 season is virtually unseen through the grass.

The proposal will have little affect on the adjoining property's.

4. Involvement of local interests

There has been no discussion with the adjacent owners.

5. Design Principles

The new gates will be 1.6 – 1.9m high, constructed in painted steel. See picture

The existing pier low wall and metal railing will be removed and rebuild in the revised position to allow the new double gates to be installed.

The gates and pier are approx. 4m back from the road.

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Prepared By PJC

August 2020

Extract from EA flood map showing site is not within zone.

