

Outline Planning Application

Site at

**Pound Place, Roundstone Lane, Angmering,
BN16 4AL**



Design and Access Statement

October 2014

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1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for outline planning permission for the development of the residential garden land surrounding the existing house at Pound Place in Angmering to provide a total of 18 new dwellings.
- 1.2 The application site comprises of the house and curtilage at Pound Place in Angmering.



- 1.3 The application seeks outline planning permission for the erection of 18 dwellings – with the matters of access and amount site layout to be agreed at the outline application stage.
- 1.4 The matters of Landscaping, appearance and layout will be reserved for determination following the grant of outline planning permission. However, indicative drawings are submitted with this application showing potential layout of the site and indicative elevations of the proposed dwellings that may be appropriate for the site.

2.0 AMOUNT

- 2.1 The application proposes 18 new dwellings in total and to retain the existing house at Pound Place.
- 2.2 The indicative layout plan submitted shows a mix of house types to provide family dwellings and smaller flats.

3.0 USE

- 3.1 The existgin and proposed use would be wholly residential.

4.0 LAYOUT

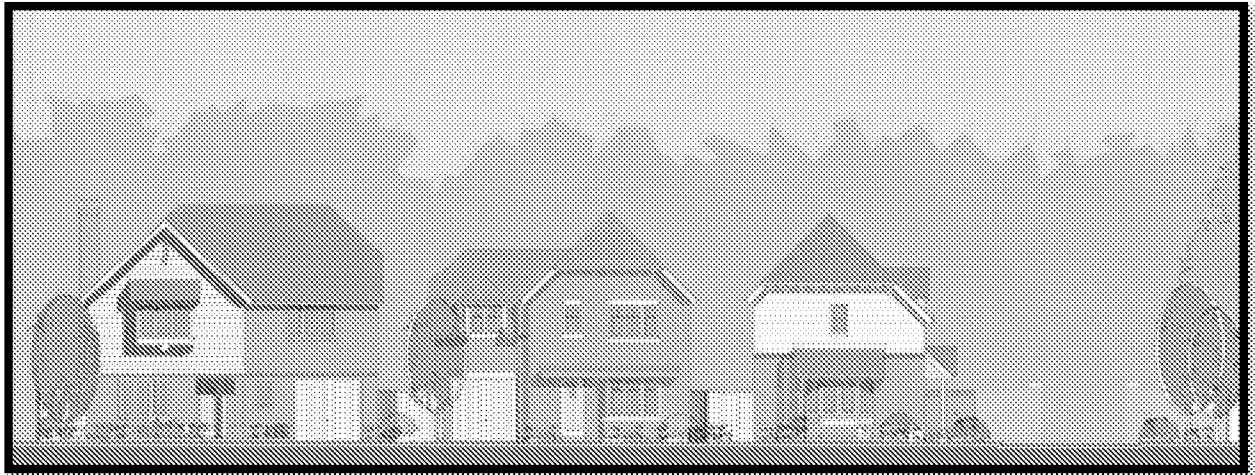
- 4.1 The layout of the development would be subject of a reserved matters application.

5.0 SCALE

- 5.1 The proposed houses would vary in scale but none of the buildings would exceed two storeys under a pitched roof. This scale of development would be appropriate to the setting and takes account of recently permitted and constructed development in the locality as well as the prevailing pattern of development in the Village.
- 5.2 The final scale and design of the houses would be subject to a reserved matters application

6.0 APPEARANCE

- 6.1 The detailed design, appearance and materials of the development will be a reserved matter. However it is the intention of the applicant to develop a scheme which is in keeping with the established character and appearance of the surrounding village.



Indicative elevations of plots 10-12 (for information only)

7.0 LANDSCAPING

- 7.1 The landscaping of the development will be a reserved matter.

8.0 ACCESS

- 8.1 The proposed dwellings would be accessed via a new private access road from Roundstone Lane, using the existing point of access onto the highway. The access would follow the approximate line of the existing access drive into the site but lie slightly to the south and would be widened to a minimum of 4.8m, reducing to 4.2 with a 3.5m wide pinch point and would provide a 5m wide with a 2m wide footway for the first 80m into the site. Each dwellinghouse would provide off road parking for at least two cars and each apartment would have a single space. This would be subject to agreement at reserved matters stage.

9.0 HERITAGE ASSESSMENT

- 9.1 The application does not affect any Conservation Area, Listed Buildings, Scheduled Ancient Monuments or Registered Parks and Gardens.

Lewis & Co Planning
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