

PLANNING STATEMENT

FOR

NEW DOMESTIC SINGLE STOREY DOUBLE GARAGE

AT

**HARCOURT
WEST DRIVE
ANGMERING
LITTLEHAMPTON
BN16 4JE**

October 2017



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



1. Introduction

The owner has several cars including a classic car, they wish to provide enclosed garage space for their cars for the sole use of the dwelling.

2. Assessment of physical context

The proposal is to provide a new slightly larger than standard detached double garage with new access onto road. The garage is bigger than a standard garage to house the large classic car.

The site is situated within a private estate and fronts west drive, it is set in front of the main dwelling 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 a current 5m wide access to the south of the site, this is only currently used as a pedestrian access, the proposed layout retains the crossover in its current size and location but opens up the pedestrian gate to new double vehicle gates for the double garage.

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 site has a slight fall from west to east.

The surrounding area is residential houses.

There is 1 self seeded mature tree 'T1' within the development. T1 will be professionally reduced by approximately 1/3. The shrubs and hedge will be retained.

The applicant is willing to plant a new conifer hedge within the site to help screen the new double garage if this would be beneficial, this is not shown at the present due to potential concerns regarding visibility splay.

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 surrounding buildings are constructed in a variety of face brick, flint and tile hung walls with pitched roofs.

3. Social/economic context and planning context

Pre application advice was sought from Arun Council ref. PAA/49/17, and was part of a previous scheme for planning permission for a larger scheme. The proposed scheme has been revised taking note of the comments.

There are currently 2 new detached houses each with a detached garage being constructed to the south and other detached garages near the road frontage on west drive, (see photos).

The location of the proposed developments is situated behind the West Drive road building line, taking into account the new houses to the south and existing houses to the north.

Due to the nature of the work proposed there may be an increase in traffic movements but this will be very minimal as the owner can only drive 1 car at a time.

The proposal will have little effect on the adjoining property's and retain the open feel at the junction.

4. Involvement of local interests

There has been discussion with the adjacent owners with a mixture of support and objection.

We are aware of the need to contact and get approval of the golf club, but this is not a planning matter.

5. Design Principles

The development has been designed to be sympathetic to the surrounding buildings with matching roof and wall features to the existing surrounding buildings.

We have acknowledged the need for the garage to retain some of the land to the rear as the ground rises in this area. It is proposed to construct this as part of the building structure and this will be designed by professional structural engineers.

The development will be built from sustainable sources. In line with current Building Regulations requirements.

Party wall matters will be dealt with as required.

Materials

Walls

Front Face brick with quoins and surround to windows and doors with flint to main walls to match existing.

Roof

Clay plain tiles to match existing.

Doors

Stained timber to match existing.

Stained timber garage doors

6. Amount of development

The proposed areas are
Double garage. 40.9m².

7. Sunlight

The new detached double garage will produce a small amount of early morning shadow to the adjoining rear garden, but this will be mainly reduced due to the existing tree T1, it will therefore have little detrimental effect on any adjacent buildings or gardens.

8. Scale

Both height and footprint have been considered in the design response, as a method of achieving appropriate internal space and in order to integrate the proposal with the surrounding landscape. The proposal is smaller in scale to the adjacent buildings.

9. Landscaping

The existing grassed area will be retained where possible with the new brick paved drive.

A new conifer hedge can be provided if required by planners within the site along the northern half of the road elevation to help screen the new double garage. At present this has not been included so as to maintain the open feel of the area.

10. Drainage

There is no foul drainage.

The surface water drainage will discharge to new soak away.

A linear drainage channel will be provided if required at the new double gates to prevent any water entering the highway.

Prepared By PJC

October 2017

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

Flood probability

Your proposed development is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:
 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains

- 2** If your development is in flood zone 1 and:
 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

[you can learn more about flood risk assessment in flood zone 1](#)

- 3** You can also [read more about flood risk assessments for planning applications](#)

