

Design & Access Statement

**Full Planning Application
for the Construction of a
Single 2-Bedroom Bungalow**

**Land to the rear of 1 The Heathers,
Angmering,
West Sussex,
BN16 4LQ**

February 2020



Project Name: Full Planning Application for the Construction of a Single 2-Bedroom Bungalow

Location: Land to the rear of 1 The Heathers, Angmering

Client: Mr and Mrs Woods

File Reference: PRO/AK C01

Issue	Date	Author	Checked	Notes
P1	17.10.19	J Thompson	A King	Planning Issue
P2	26.02.20	J Thompson	A King	Revised Planning Issue

Introduction

This Full Planning Application is for the construction of a detached bungalow on a site that sits between two garage blocks to the rear of 1 The Heathers, Angmering.

The site is currently occupied by an existing storage building with a footprint of 37.1m² which is proposed to be demolished. The site can be accessed by pedestrians from the east off a public tway that joins Lansdowne Way and Lloyd Goring Close. The site is also accessible by vehicle from a driveway off Lansdowne Way that leads to a set of garages, one of which will be utilised to serve the new dwelling. To the east of the site is a terrace of 4 houses approved under planning reference A/78/09. These are accessed from Lloyd Goring Close.

The application presents a sensitively designed solution that will create an additional dwelling which is attractive and appropriately scaled, that functions successfully within the setting of the site, and most importantly that fully respect the setting and amenity of all of the surrounding dwellings.

This application follows the previously refused application A/146/16/PL for the following reason:

1 The proposal would have the appearance of an unduly cramped form of development which would have an unacceptable impact on the established pattern of development in the locality in conflict with policies D DM1 and D SP1 of the Arun Local Plan and policy HD5 and HD6 of the Angmering Parish Neighbourhood Plan

2 The site, by virtue of its surrounds is considered unsuitable to accommodate a dwelling that provides a suitable living environment for future occupiers in conflict with policies D DM1 and QE SP1 of the Arun Local Plan.

This application addresses the points above to create a proposal that has minimal impact on its neighbours in terms of scale and setting.

The single dwelling will add to the supply of residential dwellings within Arun District Council. With reference to the NPPF, in the absence of a 5 year Housing Land Supply in Arun (a position we understand currently accepted by the Local Authority), Local Authorities are required to look at each Planning Application for new residential development positively. This application provides an individual dwelling with independent car parking which will contribute to the lack of housing supply within the district with a negligible effect on the surrounding residential area.

In response to point 1 of the refusal, the proposal is now a 2-bedroom bungalow resulting in a scheme that is not unduly cramped within its setting. The dwelling benefits from a suitable garden size with an area of 83.5m². The new dwelling is positioned at suitable distances away from neighbouring buildings, and this is shown on the proposed site plan.

Since the application is now for a 2-bedroom bungalow in comparison to a 3-bedroom chalet bungalow, the scheme does provide a suitable living environment for future occupiers.

The scheme proposed as part of this application therefore complies with the relevant policies and addresses the reasons for refusal of application A/146/16/PL.

As part of the development, one of the existing garages associated with the site will be utilised to provide parking along with a parking space in front of the garage.

Drawings provided with the application include a Location Plan, Site Plan, Floor Plans and Elevations of the proposed dwelling.

Assessment

Site Description and Physical Considerations

The site is located to south of Lloyd Goring Close and can be accessed by pedestrians from the east off a public twitten that links Lansdowne Way and Lloyd Goring Close. The site is also accessible by vehicle from a driveway off Lansdowne Way that leads to a set of garages.

There is an existing fence to the eastern boundary that will be removed as part of the proposals to accommodate for a new low level picket fence and hedgerow planting. A new paved side path and entrance is proposed as per the proposed site plan, along with a good sized rear garden and hedgerow planting where appropriate.

Surrounding housing is predominantly two-storey semi-detached and terraced houses, with terraced garages surrounding the north and south site boundary. The scale therefore is entirely appropriate with the aim of sitting comfortably but subserviently within the immediate context and providing overlooking to the existing twitten.

There is no defined or overarching style of architecture in the immediate area, with a mixture of simple brick and clay hung tile semi-detached and terraced houses. The surrounding properties all need to be considered with regard to overlooking and amenity issues in the design of the proposed dwelling; however, it is considered that the site maintains a very reasonable and appropriate distances to important elevations of neighbouring properties, with none of the surrounding properties having an overly close relationship with the site. There are no habitable window to window relationships between the proposed dwelling and the surrounding buildings.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Arun District Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The principles of the dwelling put forward within this application will help to provide a housing supply to meet local needs in the future.
- The scheme provides a single two-bedroom bungalow which is of a suitably high design quality and fully respects the surrounding area. The scheme is designed specifically to the characteristics of the site, with scale and height considered thoroughly to integrate the proposed dwelling with the surrounding area and to create a strong sense of place.
- The parking provision for the new dwelling is wholly appropriate to the dwelling. Two cycle spaces will be provided within the rear garden in a lockable shed.
- The proposal greatly improves the safety of the twitten by providing natural surveillance and adopting secured by design principles.
- The site is occupied by an existing storage building; a brownfield site considered wholly appropriate for redevelopment.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.

Design Objectives

The objective of this application is to achieve a full Planning Permission for a bungalow with associated car parking, access and landscaping. It is considered that the principle of development, within the built up area of Angmering, is considered wholly acceptable subject to demonstrating an appropriate scale for a sensitively designed dwelling.

It is considered that the use of the site for a residential dwelling is acceptable. The scale and appearance of the proposed new dwelling is particularly important; the dwelling will maintain an appropriate sense of space to the surrounding housing, and will be significantly lower in scale than the surrounding properties including the properties within Lloyd Goring Close and Lansdowne Way. The positioning of the dwelling will be considered to ensure that accessibility is addressed and that roof height is limited through careful design to ensure existing residential amenity to the West is protected.

Design Response

Use and Amount

The development proposal provides a single detached bungalow at an appropriate density which is considered entirely appropriate for the location, and is representative of the general character of the immediate area. The dwelling is sized in order to meet all aspects of the National Space Standards.

As part of the proposal, new fencing, hedgerow planting, and secured access is proposed. One of the existing garages is legally owned by the land and will be utilised to provide parking to achieve an appropriate provision of parking for the new dwelling.

Layout

The dwelling is designed to meet a number of requirements; presenting a high quality elevation along the twitten, providing appropriate distances to surrounding built form and establishing a good level of private amenity space within the proposed rear garden.

The proposed dwelling, a 2-Bedroom bungalow, is set successfully within the site and accessed by pedestrians from the east off a twitten that joins Lansdowne Way and Lloyd Goring Close. The site is also accessible by vehicle from a driveway that leads to a set of garages, one of which will be utilised to serve the new dwelling. The dwelling is an appropriate distance from all nearby dwellings, positioned to create appropriate separation distances to all surrounding built form. The location ensures no overlooking issues between the dwelling and its neighbours and provides an appropriately sized rear garden at 83.5m² for the proposed residents.

Two car parking spaces are provided for the proposed dwelling to meet parking standards, with a garden shed to be installed within the rear garden to provide two cycle spaces and garden storage.

New shrub and hedgerow planting are to be provided to the western boundary and eastern boundary to screen the proposal from the neighbouring properties, providing a relief to the twitten and increasing active surveillance.

Dustbins and recycling bins are to be stored in a convenient location as per the site plan; residents will leave refuse and recycling at the front of the property on collection days only.

Scale

It is considered that a bungalow is sensitive to the surrounding area in terms of scale and will not feel intrusive within the existing street scene, being concealed behind between the existing garages, and not visible from either Lloyd Goring Close or Lansdowne Way.

The scale of the dwelling has been reduced from a 3-bedroom chalet bungalow as per the refused application to a 2-bedroom bungalow. The roof pitch has also been reduced to 30° in comparison to the 45° pitch of the refused scheme. These two factors significantly reduce the impact on the neighbouring properties.

The design approach creates an interesting form and minimises scale by proposing a bungalow. This ensures that surrounding residential amenity is preserved and provides a step-change in scale between the existing two storey buildings to the east and the new dwelling.

Scale is fully considered in the design solution; the footprint of the dwelling is designed to limit roof height and restrict the prominence of the dwelling to reduce any impact on the surrounding properties.

Appearance

The dwelling is designed with a simple aesthetic utilising high quality materials and detailing; red brickwork along with single camber plain tiles to the roof. Architectural features to the dwelling include brick cills and a brick band detail 450mm above finished floor level.

The elevational solution creates simple but high quality elevations appropriate for the site's setting and respectful of the architecture of the surrounding housing, ensuring that the proposal will fit in well with the surroundings.

Landscape

New to the western boundary to screen the proposal from the neighbouring properties to the west and hedgerows to the eastern boundary will provide a welcoming and comfortable setting for the new residents. A new paved side path and entrance is proposed as per the proposed site plan, with an appropriately sized garden of 83.5m² to the rear.

Access

The site can be accessed by pedestrians from the east off a tway that joins Lansdowne Way and Lloyd Goring Close. The site is also accessible by vehicle from a lane off Lansdowne Way that leads to a set of garages, one of which will be utilised to serve the new dwelling.

There is a bus service nearby providing access to regional centres and Angmering railway station is within a short drive. Both pedestrian and cycle movement is envisaged to be utilised by the proposed residents; secure cycle parking will be provided within the rear garden in a lockable shed.

Parking provision is considered entirely suitable for a dwelling of this size and within this location to ensure that there is no on-street requirement for car parking.

Sustainability

A condensing combination boiler will be utilised within the dwelling, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible, and refuse & recycling facilities will be provided in a designated store as per the site plan.

Crime Prevention

The site is considered to be in a very low risk-of-crime area. However, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, the proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

The new dwelling will provide active surveillance to the tway that links Lloyd Goring Close and Lansdowne Way.

Conclusion

Overall, this full Planning Application provides a scheme that is minimal in impact in terms of development amount, scale and massing.

The scheme fully addresses the refusal reasons set out by application A/146/16/PL by reducing the scale and impact of the proposal on neighbouring buildings through both the reduction in accommodation and through the bulk of the elevation.

The proposed dwelling detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing resident adjacent to the site. The design solution creates an appropriate dwelling that sits comfortably within its surroundings.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high quality, sensitive dwelling that is visually unobtrusive from Lloyd Goring Close and other nearby roads.

The proposed dwelling pays reference to local vernacular and is high quality and thoughtfully designed. As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted.