

Planning, Design & Access Statement for:

Hérons Farm, Dappers Lane, Angmering BN16 4EN



3rd March 2011

The Proposal

The existing residential dwelling on site comprises a four bedroom detached bungalow, which is in a poor state of repair, the proposal is to replace this with a detached two storey house in a slightly resited position.

A survey report on the condition of the existing bungalow has revealed a number of structural problems and a copy of this report is being submitted with the application.

The bungalow was built about fifty years ago, it appears to have suffered badly from cracking due to land heave, with a number of cracks visible throughout the property. There is possible subsidence due to the close proximity of mature trees and inadequate foundations. There is also differential separation between the main property and extensions. There are inadequate support of roofslopes, with some just supported on the ceiling structure. There is evidence of settlement of fill material under ground bearing slabs and there is potential for future settlement to occur.

As can be seen from the summary above and the survey report, this property is now in an extremely poor state of repair. It has no particular architectural features or character and it is not therefore a building that is worthy of preservation.

The proposal is also to include the replacement of an old outbuilding by a new storage building.

Planning Policies

Policy GEN7 of the Arun District Council Local Plan, is concerned with the form of development. The proposed property will occupy a secluded position on site. It will be built of traditional materials, with a number of attractive architectural features. The building will therefore add to the character of the area, within its semi-rural location on the outskirts of Angmering village.

There will be no adverse impact upon the amenities of adjoining properties by virtue of this proposal.

It makes efficient use of previous developed land, as encouraged in PPS1 'Delivering Sustainable Development' and PPS3 'Housing'. PPS7 'Sustainable Development in Rural Areas' states that the replacement of buildings should be favoured where this would result in a more acceptable and sustainable development, than might be achieved through conversion. The development is not situated in an Area of Outstanding Natural Beauty.

Amount

The existing bungalow and some old outbuildings will be demolished and replaced with a new two storey detached house, as per the planning application drawings. The new property will extend to approximately 485 square metres.

Layout

The accommodation will comprise on the ground floor: entrance hall; inner hall with cloakroom; lounge; music room; dining area; kitchen/family dining room; study; utility room and rear lobby with wc. On the first floor there are four bedrooms, with en-suite bathroom to the master bedroom; two further en-suites and a family bathroom and a snug area in the turret building with vaulted ceiling above.

Specifications will be compliant with building regulations or above.

Scale

The property, internally will extend to about 485 square metres of living accommodation.

Landscaping

There are a number of existing trees and shrubs on site, which will remain. Garden areas will be landscaped. One tree (indicated on the plans) will be removed and an area of overgrown shrubbery will also be removed to make ways for the proposed new property. Existing trees which will remain will be tidied to enhance their condition. No wildlife habitats will be disturbed and the biodiversity of the site will not be effected.

Appearance

The elevations will be built mainly in flint block work, with brick quoins, brick courses and brick headers above and below windows. White PVCu windows or wood effect UPVc, and a plain tiled roof with bonnet hips will be used. There will be an attractive feature two storey turret style projection to the front elevation and a railed first floor balcony to the west. The overall design, whilst being fairly traditional will provide many distinctive architectural features.

The development will create a distinctive family house of traditional construction and will be well designed and sited in the context of its location.

Access

The existing vehicular access off Dappers Lane will be used. There is ample car parking provided on site for at least four vehicles, with adequate bin and cycle storage to be accommodated in the existing outbuildings.

Signed
For and on behalf of
Mr & Mrs Ayling

Liz Galloway