

**Design & Access Statement in
relation to Planning
Application for:**

Construction of one new house

Land at the 9th Tee, Ham Manor Way, Angmering

Rev.a 30/04/2019

PLANNING HISTORY

A/62/49 and A/2/57

Outline Planning Approvals for the development of the Ham Manor estate indicates two building plots between Ashurst and Badgers which haven't been implemented. Please see appendix a for the site plan associated with these approvals. With the exception of these plots and a couple of others the Ham Manor Estate has largely been implemented in accordance with these approvals.

A/176/17/PL

On 12th September 2017 an application was submitted for 2 No. dwellings on two plots of land sold by Ham Manor Golf Club.

The Officers comments regarding design were;

'Whilst the dwellings are large and straddle the width of the sites, the gaps to boundaries are similar to other properties on the estate and would allow for adequate boundary screening and planting. In terms of dwelling to plot ratio they are also considered to be in keeping. They are also similarly positioned in respect of their set back from the road frontage and replicate the pattern of adjoining development. The proposed materials are not precisely specified on the elevation plans. Clay tiles to the roofs and face brick work elevations would accord with the materials on other properties in Ham Manor Way, but precise details would need to be controlled by condition. The design, appearance and form of the dwellings generally would reflect other properties fronting Ham Manor Way which is characterised by large detached mainly 2 storey dwellings of varying design and style. The heights of the dwellings and plot widths would be directly comparable with the neighbouring property to the north. The properties include a dentil course at eaves level, Georgian style windows and a large entrance door which provide visual interest. In this respect the proposal would accord with policies HD5 and HD6 of Angmering Neighbourhood Plan and meets the standard of design referred to in policy GEN7 of Arun District Local Plan.'

A/212/17/CLP

On 29th March 2018 a Certificate of Lawfulness was issued by Arun District Council (ref A/212/17/CLP) for the two plots as indicated in the A/62/49 and A/2/57 approvals.

APP/C3810/W/18/3201768

On the 2nd May 2018 an appeal was submitted on the application **A/176/17/PL**

Paragraph 11 of the appeal inspectors report states;

'I accept that the design of the dwellings would not appear out of keeping in general terms as they would respond to the dwelling at Badgers.'

A/87/18/PL

On 30th May 2018 an application was submitted for one dwelling on the land between Badgers and Ashurst. The proposal was for one five bedroom house on a larger plot of land which was partly outside the area of land which was shown in the original outline approvals and subsequent Certificate of Lawfulness.

In the officer's report for this application the following comment was made regarding the residential amenity;

'The proposed dwelling has a similar set back from the site frontage as the existing dwelling to the north. The proposed dwelling would retain a minimum distance of 2m and it is not considered any materially adverse overbearing or overlooking effects would result to either of the existing residential properties to the north or south. The proposal would not adversely impact on the residential amenities of adjoining properties the windows at first floor in the side elevation would be obscure glazed and therefore no direct over looking would result.'

THE SITE

The proposed plot(s) are located within the area of land indicated on the original outline planning approvals for the estate A/62/49 and A/2/57 and for which a certificate of Lawful Development has been issued. The land identified on the site plans submitted with this application is exactly the same as land approved for development in the Certificate of Law Development A/212/17/CLP.

Ham Manor Way is situated on the north side of West Drive on The Ham Manor Private Estate. The plot is located located to the West side of Ham Manor Way.

The plot is an area of land adjacent to the 9th Tee on the Ham Manor Golf Course.

The south of the plot is bordered by mature hedging; to the west of the plot is the golf course and along this boundary there are mature trees. To the north of the plot there will remain an area of land providing access to the golf course.

Ham Manor Way is mainly characterised by large detached two storey houses.

AMOUNT

The proposal is to build one new four bedroom house arranged over two floors with integral double garage. The footprint of the proposed property will be 165m². The additional plot to the south will be used as garden to the proposed house.

The site measures 1320m²

LAYOUT

The new dwelling is proposed to be positioned to face the road and sit on the site at right angles to the side boundaries, All the windows will overlook the front and rear gardens. The proposed position of the property also maximizes the use of the front and rear gardens.

The property will have Living accommodation on the ground floor and a double garage. The first floor will provide 4 bedrooms, three with En-suites and a Family Bathroom.

There is ample off road parking for cars to the front of the property and it is proposed that the property will have an in and out driveway.

SCALE

The proposed ridge height of the property is 9.3 meters high. The proposed ridge will be below the neighbouring property Ashurst and 250mm above the Ridge of Badgers.

The proposed scale of the property is in keeping with many of the properties in Ham Manor Way and with the properties either side of the site.

LANDSCAPING

New cross overs are proposed to create an in and out driveway for the property. The new driveway will be finished with Resin Bound gravel.

To the rear a patio will run along the back of the property with a lawn beyond. A pathway will run around the perimeter of the property.

The boundary to the North will be defined by 1.8m high close boarded fencing.

Existing mature planting to the south boundary will be retained where possible and enhanced with additional planting. The area of garden in front of the proposed property will be laid to lawn to maintain an 'open plan' feel to the front garden.

APPEARANCE

The proposed property has been designed to compliment the street scene of Ham Manor Way and provide a property which will compliment the area.

The property will have a pitched roof which will be finished with clay tiles.

Roof: Clay tiles

Walls: Face Brickwork – Ground Floor

Timber and Render – First Floor

Driveway: Resin Bound Gravel

Patios and Pathways: Sandstone

Windows: Timber effect PVC-u windows

ACCESS

The property will conform with Part M of the Building Regulations.

The house is situated on a generally level plot and the proposal provides level access to the dwelling and sanitary facilities on the principal (ground floor) level. The entrance will provide level access to the principle areas.

The First Floor is to be accessed via a staircase with structure that will be built to accommodate a stair climbing lift, should it ever be required by the occupier in the future. Thus, providing a home readily adaptable for lifetime use.

Off road parking for at least 4 cars will be provided on the driveway. In addition to this the proposed garage will be able to accommodate 2 cars.

There is sufficient space within the proposed garage for storage of bicycles and ample space in the garden for a shed if required.

Bin storage will be located to the side of the property, so easily accessible from front of property.

SUSTAINABILITY

The proposed property will be constructed to current Building Regulations standards and therefore be energy efficient in use of fuel and water.

Working at home has become increasingly common place. Spaces within the proposed new house have been planned as possible areas for home working.

NEIGHBOURHOOD CONSIDERATIONS

A digital detailed survey has been carried out to measure the locations of all features in the garden & the location and elevations of the existing buildings to the adjoining properties.

Working hours will be as usually imposed by condition attached to the planning permission if granted by the Local Authority. The main contractor for the project will directly employ a full time site manager who will be based onsite & will be introduced to immediate neighbours. Part of the site manager's role is to ensure good neighbour relations & to be both approachable & helpful.

There are no side facing first floor windows.

EMERGING LOCAL PLAN

It is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan;

Policy D SP1 – Design

'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats'.

Policy D DM1 - Aspects of form and design quality

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).'

ANGMERING NEIGHBOURHOOD PLAN 2014 -2029

The Angmering Neighbourhood Plan was formally 'made' on 11th March 2015. The following policies are considered to be of relevance to this Planning Application for a single dwelling:

HD1: Built-up Area Boundary

"the fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside.... Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the plan..."

HD5: Built Form

"New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.

- Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area.
- No new buildings will be permitted over 2.5 storeys (based on the typical heights of the existing building in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings.
- New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.

- New development must not adversely impact upon the landscape setting or view into or out of the South Downs National Park.”

HD6: Housing Layout & Design

- ‘Proposal for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in building in the surrounding area.
- Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported.
- Layouts must retain important trees and hedgerows. The Planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.
- For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development.”

FOUL AND SURFACE WATER DRAINAGE

The new property will connect directly to the existing foul drainage system that runs along Ham Manor Way.

Permission has been granted by Ham Manor Golf Course for discharge of new surface water drainage into their new drainage system which discharges into a river. The front driveway area will be finished with permeable resin bound gravel. The rear patio and pathway will run off to adjacent flower beds and areas of lawn.

CONCLUSION

The design will provide a high quality, family homes with amenity space and landscaping conducive of such dwellings. Surrounding properties are predominantly substantial properties. The new dwelling will fit comfortably in the site in the same manner as the other properties in Ham Manor Way.

Appendix a.

