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DESIGN & ACCESS STATEMENT REF: 08/3443

RE: DEVELOPMENT REAR OF 101 LLOYD GORING CLOSE, ANGMERING, WEST SUSSEX

RESPONSE TO CONTEXT

1. The application site sits wholly within the defined built-up area for Angmering, whereby there is a presumption in favour of residential development.

2. The application site comprises part of the rear garden to 101 Lloyd Goring Close, a semi detached property, and it also comprises a former domestic nursery whereby there are extant glasshouses located on the property.

3. To the east of the site are the rear gardens of the properties situated in Lloyd Goring Close, and further to the south, rear garden areas of properties situated within Lansdowne Way.

4. To the south of the site are no's 7-15 Lansdowne Way, the rear gardens of which adjoin the southern boundary of the site.

5. To the west of the site is a Public Right of Way linking the property to the village centre, and beyond the Public Right of Way is a garage compound used by residents in Lloyd Goring Close.

6. It is therefore within this wholly residential environment that the context of the Planning Application Proposal needs to be assessed.

AMOUNT

1. The Proposal relates to a terrace of four 2 bed houses.

2. The 2 bedroom dwellings have a floor area of approximately 75.5sqm comprising a WC, kitchen, living/dining room on ground floor with 2 no. bedrooms and bathroom on first floor.

LAYOUT

1. The layout has been derived to orientate the housing with the dwellings in Lloyd Goring Close and Lansdowne Way from the objective of perpetuating the local pattern of development and maximise the distances from the proposed dwellings to the rear elevations of the properties in Lloyd Goring Close and Lansdowne Way. As proposed it will also minimise any perceived overlooking of adjacent properties.

ARUN DISTRICT COUNCIL A/78/09/

SCALE

1. The scale of the proposed dwellings mimics those surrounding the Application Site with eaves heights of 5m max and ridge heights of approximately 8.400m.

LANDSCAPING

1. No specific landscaping proposals are included with the Planning Application, but details of landscaping can be dealt with by means of a suitably worded condition.

APPEARANCE

1. The architecture of the proposed dwellings is traditional in nature to emulate particularly the properties in Lloyd Goring Close. Plain tiling to the first floor and entrance canopies have been proposed to provide articulation.

ACCESS

1. Access to the properties will be afforded by the existing access arrangements serving the adjoining garage court with the formation of a service area with 4 no. parking spaces.

2. It is confirmed that cycle parking provision will be incorporated into the scheme at a ratio of 2 spaces per dwelling, and that the dwellings will be designed to accommodate the requirements of the Disability Act.