

ARUN DISTRICT COUNCIL				
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SUBSCRIPTION				
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DESIGN AND ACCESS STATEMENT

FOR

PROPOSED DETACHED SINGLE GARAGE

AT

LAND ADJACENT TO 37 THE CROFT
BOGNOR REGIS
PO21 5TH

July 2011
Revision A

Architectura
Architectural Design & Drawing Service
Design

Design Principles and Concepts

Introduction

A detached garage is proposed on land alongside 37 The Croft, Bognor Regis. The site has planning permission for a new house to be added to the end of the existing terrace (BE/51/08). This new dwelling is currently under construction.

The site measures approximately 8.8 m x 23 m, with an area of 188m². To the rear of the site there are double gates which provide vehicular access to the rear of the site, where the proposed garage is to be sited.

History

This application is a re-submission following the refusal of planning application BE/57/11 for a detached double garage.

The reasons for the refusal have been noted and addressed with this application for a garage much reduced in size. A single garage would provide the associated property with the same parking facility as the majority of the surrounding houses, and with a single additional parking space, take up little more space than the hardstanding as proposed when the dwelling was granted permission. Incidentally, the area designated for parking on the approved plans for the house is not of adequate size to provide two parking spaces, so would have to be larger than shown.

The garage is built of materials to match the adjacent terrace, and therefore would be in keeping with the character of the area. The previously proposed hipped roof has been replaced with a flat roof, to minimise the impact of the building and complement the design of the garage blocks on the surrounding estate.

Proposed Use

The proposed garage is to provide one vehicle space for the new dwelling on the site, with an additional space indicated alongside. As previously mentioned, the planning permission indicates two parking spaces in the same area of the site, these would be replaced by the garage. The majority of houses on the residential estate do have the use of a garage.



The proposed location for the garage as viewed from the road

Amount of Development

The proposal is for a detached single garage. The proposed gross external floor area of the garage is 23m².

Layout

The garage is sited in the north east corner of the site, close to the existing boundary fence and adjacent outbuilding in the rear garden of 37 The Croft.

The existing timber gates would be removed, with the front of the garage open to the road. A new timber close boarded fence would enclose the rear garden to the associated dwelling with a gate for vehicle access to the additional parking space. The existing fence and wall along the east boundary would remain.

The existing concrete hardstanding would be adapted to suit the garage and to provide access from the road.

Scale

The size of the garage has been kept as compact as possible, whilst providing a useable space for modern cars. The roof is flat to minimise the height and impact of the building.

Landscaping

The proposed location of the garage is currently a concrete hardstanding at the rear of the garden. This would be adapted to suit the proposed vehicle access required.

The proposed dwelling under construction has garden space to the front, rear and side; this would not be greatly reduced by the addition of the garage, especially as two parking spaces are already consented in the same position. The majority of the amenity space is to the side and therefore is south facing.

It should also be noted that the existing adjoining property, number 37, has a far smaller private amenity space than this dwelling has. The rear garden has an outbuilding similar in size to the proposed garage for this dwelling, and no side garden. The property previously benefitted from the land upon which this house was built, therefore the garden area was reduced as a result of an application consented by Arun DC.

Appearance

The existing terrace adjacent to the site is of brickwork construction with tile hanging and boarding at first floor level, and interlocking concrete roof tiles. The proposed garage is to be constructed with the brickwork to match the terrace and new dwelling being added to the end of the terrace. The flat roof will be covered with felt.

A single white garage door will face the road, with a side door to provide access from the garden in white UPVC to match the house doors.

Response to Context

It is important that the new dwelling being built has a designated parking area that is secure and within the boundaries of the site, so that the existing parking situation on the estate is not affected by additional vehicles parked on the road or in other designated areas.

As previously mentioned, most of the neighbouring properties on the estate have use of a garage, and the proposed garage occupies part of the area designated for parking on the dwelling planning consent so would not have a great impact on the garden space for the property.

The existing site has been in a poor state for a while; this proposal would present an attractive view from the road in keeping with the surroundings in terms of its appearance and scale.

Access

The proposed fence and gates alongside the garage would provide pedestrian access to the rear of the associated dwelling as does a side door to the garage.

The garage floor level would be similar to the existing hardstanding level which is fairly level with the surrounding pavement, so would be accessible and suitable for all levels of mobility.