
Sussex Building Consultancy Limited



Design and Access Statement for 42 Westfield Bognor Regis PO22 9HF.

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1.0 Introduction

- 1.1 The application is for detailed planning approval for an attached two storey, 2-Bedroom dwelling in the side garden of No. 42 Westfield, Bognor Regis.

2.0 Site Description

- 2.1 The existing dwelling on the site is a 2 storey end of terrace house set on a corner plot in Westfield in Bognor Regis.
- 2.2 The site is predominantly flat and currently laid to a driveway at the side with the rest a mixture of lawn and patio areas.
- 2.3 There is a small timber clad outbuilding on the site.
- 2.4 The local area is characterised by semi-detached and terraced dwellings of similar size and architectural design on small plots, No. 42 Westfield, as with most of the other buildings is constructed of face brickwork with some white PVC cladding to the upper front elevation and interlocking concrete tiles to the pitched roof.



3.0 Planning History.

- 3.1 There is no planning history with this property believed to have been constructed in the 1980's.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary within the parish of Bersted with no trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy GEN12** parking in new development.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is to provide a new attached, two storey, 2-Bedroom dwelling with associated parking to the side of No. 42 Westfield.
- 5.2 The design will be complementary to those in the terrace and surrounding area with face brick elevations and some PVC cladding to the front upper elevation and interlocking concrete tiles to the pitched roof.
- 5.3 The new doors and windows will be PVC framed, double glazed, casement type.
- 5.4 The development will not result in any overlooking of adjoining properties nor is it considered overbearing.

6.0 Use

- 6.1 The proposed use of the building will be for a single family residential dwelling.

7.0 Amount

- 7.1 The new floor space created by the development is 31 m², on the ground floor with 29 m² on the first floor, (total floor area 60 m²) this includes for the porch on the ground floor.

8.0 Site Layout

- 8.1 The new dwelling sits approximately 6.0 metres from the front boundary and adjacent to the side boundary a minimum of 100 mm away.
- 8.2 The new rear garden depth is 8.4 metres and the new plot has a width at the front of 5.0 metres being similar to other terraced properties in the road.

9.0 Scale

- 9.1 The scale of the proposed new dwelling is considered appropriate to the surroundings, with the new house being the same in terms of width, depth and height as those it adjoins.

10.0 Landscaping

- 10.1 As shown on the site plans with the new dwelling sitting centrally within the plot with permeable paved driveway, hardstanding and path/patio areas with the remainder predominantly laid to lawn.
- 10.2 There are some bushes to the rear garden of the plot which will be removed as part of the development.
- 10.3 The existing boundary treatments are 1.8 metre brick wall to the rear garden which will be retained and low wooden close boarded fencing to the side of the parking area.



11.0 Trees

- 11.1 There are no trees of note on the site.

12.0 Appearance

- 12.1 The appearance of the proposed dwelling will be sympathetic to the existing house and the immediate area with a complementary design. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Face bricks to external walls with white PVC weatherboarding above on the front elevation will match that used with the existing houses.
- 13.2 The pitched roof will have concrete interlocking tiles to planning approval and windows and doors white PVC framed double glazed units.

14.0 Access

- 14.1 The existing dropped kerb and pedestrian access will be retained and used as part of the development to serve the new house.
- 14.2 Number 42 Westfield will lose its vehicle parking space, however, there is on-street parking available on the estate.
- 14.3 Parking to serve the proposal is one space to the front of the new dwelling as shown on the plans.
- 14.4 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations – level or ramped approach will be provided to the main entrance with compliant circulation and WC access provided internally.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the new building will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.
- 15.2 The proposal is for a 2 x storey detached dwelling, sited in a sustainable and established residential location.
- 15.3 Refuse and recycling bin storage is provided for the new development and cycle storage will be provided also.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.
- 16.2 Floor levels will be the same as the existing dwelling.
- 16.3 The following are proposed as part of the development – rainwater run off collected by water butts with overflows to the existing surface water sewer system with the agreement of Southern Water Services.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drain which is then taken to the public foul water sewerage system.
- 17.2 Surface water drainage – to discharge into the existing surface water drainage system.

18.0 Conclusion

- 18.1 The development proposed is in accordance with Council policies since it meets the criteria and guidelines set out in those policies. The development is located within an area of dwellings with a mixed design and materials, it does not give rise to any significant impact on the street scene, nor any amenity of surrounding occupiers. The design is sympathetic to its location and separation distances are generally maintained.
- 18.2 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or materially adverse impact on the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 18.3 The planning application is to provide 1x two-storey attached dwelling. The proposal is sympathetic to the site, its surroundings, and the locality in general.
- 18.4 The proposed development is sited on previously developed land within the settlement boundary of Bognor Regis, which is a sustainable location for development.
- 18.5 The site is already occupied by a single residential unit and the plot size is sufficient to accommodate the additional dwelling.
- 18.6 The proposed dwelling will be built to a high quality and make a positive contribution to Westfield. Its overall scale, form and appearance will respect the street scene and the character of the surrounding area.
- 18.7 The site is within walking distance of local amenities and bus services, and provides unrestricted access for the elderly and disabled.
- 18.8 The proposal is in accordance with all development related policies in the Development Plan and in accord with all other material considerations. It does not give harm to amenity, or the appearance of the area. We hope therefore the Council will feel it appropriate to grant Planning Permission.
- 18.9 There are considered to be no material considerations nor harm to amenity or other matters which would give rise to a justification for a refusal of planning permission