

346 Chichester Road,
North Bersted

Demolition of single storey side extension and
attached double garage and erection of a pair of
semi-detached 3 bedroomed houses.

Resubmission of BE/57/14.

Design & Access Statement
(amended 18.9.14)

Introduction

- Planning permission BE/127/05 granted the erection of a detached 4 bedroomed house to the side of the existing house. At that time the owner did not own land to the east of the existing garage.
- In 2008 additional land was purchased to the east of the attached garage which had the effect of providing an overall distance of 8.5m from the side of the garage to the new side boundary.
- In 2010 two applications were submitted for the erection of a terrace of four houses to the side of the house [BE/105/10 and BE/136/10]. Both applications were subsequently withdrawn.
- The WSCC Highway comments on BE/136/10 are very pertinent. These stated, inter alia:

“As stated in previous pre-application discussions, due to the close proximity of the existing access to the two heavily trafficked mini-roundabouts, the potential increase in right turning movements into the site increases the possibility of rear end shunts. Advice has been provided in the past indicating support for two additional dwellings, which would

equate to three served from the single access. However, this was subject to the applicant designing a scheme that addresses the road safety issues. This has not been achieved as there is no mention of any highway safety improvements in the supporting information. Furthermore, the current application is for a more intensive scheme with a total of five dwellings served from the single access, which exacerbates the highway safety concerns associated with this proposal.”

- This scheme follows this advice. It proposes no more than 2 dwellings. It also proposes separating the existing large dropped kerb in order to provide two entrances. Furthermore the scheme proposes pedestrian visibility of splays of 2 x 2m for both accesses.
- Planning application BE/57/14 was submitted to demolish the attached garage and erect 2no semi-detached houses. This was recommended for approval by officers but refused at committee for the following reason:

“The proposed development by reason of its siting and layout would represent an uncharacteristic form of overdevelopment detrimental to the character of the area contrary to GEN7 of the Arun District Local Plan, DM1 of the Publication Version of the Emerging Local Plan (Regulation 19) dated February 2014 and the NPPF.”

- It is understood that it was considered that the proposed development would appear visually cramped.
- This amended scheme also proposes the demolition of the existing large single storey extension to 346. The effect of this is to create a considerably larger parcel of land, thus ensuring that there will be space between and around each unit.

Site Location

- The site is located within the defined built up area. As a direct consequence there is a presumption in favour of its development.
- Chichester Road is residential in character. The application site is bounded by residential properties to the west and north. The car park for the Royal Oak PH is to the east.
- The environ of the site includes a nearby public house and two convenience stores. There is also a garage with an integral convenience store which is a short distance to the west. Within a very short walking distance, excellent travel connections exist - bus route along the A259. Also within walking or cycling distance are schools, doctors surgery and a range of local shops and post offices. A new primary school is being constructed on the Site 6 site – which would be within 200m of the application site. The Regis Secondary school is

also within a 15 minute walk.

- The site is sustainably located.

Social/economic context and planning context.

- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within the defined BUA boundary for North Bersted – wherein a presumption in favour of development exists.
- The National Planning Framework has central themes which are sustainable development and high quality design appropriate to its context.

Involvement of local interests

- None

Assessment of Physical Context and Site Evaluation

- The application site is an unusual large side garden which is currently occupied by a substantial single storey side extension, attached double garage and a shed.
- Site 6 backs onto the site.
- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and in particular the site's relationship with the newly constructed houses forming the Site 6 development and to the three houses along this part of Chichester Road which date from the mid 1930s.

Design Principles

- Having regard to the advice contained within the NPPF it is considered that a design response, which incorporates the characteristics of both the new development on the Site 6 area and the existing houses to the west, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- A pair of semi-detached 3 bedroomed houses are proposed.

Layout

- The location of the site fronting onto the A259 requires a response in terms of building design to ensure that any proposed development has a satisfactory relationship with its surroundings. This has been achieved with careful attention to the design of building and its siting.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site, in accordance with current national and local planning policies.

Scale

- The dwellings will be traditional two storied buildings.
- Their overall scale is affected by the need to ensure that the internal room sizes comply with the Internal Space Standards set out in emerging policy DM2.

Landscaping

- No changes are proposed to the boundaries and landscaping.

Appearance

- The units will have stock brick walls and a plain tiled roof.
- Detailing will include exposed half hips; projecting front gables and casement windows. Brick headers will also be proposed on the front elevation to both gables.
- A light weight, traditionally designed porch canopy will be provided over both units.
- The continuity of architectural style will tie the development together.

Access

- The submitted block plan indicates the location of the dwellings, access and routes within the site. All other areas will be open spaces for use by the occupiers of the properties and there is sufficient room for provision to be made for the secure parking of cycles.
- Any new drive and parking areas for the new units will be laid with a fixed – but permeable - material in order to ensure access by all persons, regardless of their level of mobility and also to reduce surface water run-off.
- Two parking spaces are provided to all units – both the new units and the existing house.

- Turn on site provision is considered to be necessary due to the location of the site on the A259.

Bin storage statement

- Each of the units will be provided with an enclosed cycle store.
- The bin storage element will be 2no 450mm sq paving slabs able to hold 2no wheelie bins. One for general rubbish, the other for recycling.
- Details are provided on the submitted drawings.

Foul and Surface Water Statement

- Foul will be connected to the existing mains in the road.
- Surface water run-off from roofs will be disposed via soakaways.
- All hardsurfacing will be porous.

© Stephen Jupp MRTPI, September 2014

Chartered Town Planner