

DESIGN, ACCESS & PLANNING
STATEMENT with BIN & COLLECTION
STATEMENT

for

**'The erection of 4 No 2 bedroom houses on
land adjacent to 346 Chichester Road,
Bognor Regis.**

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

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Commissioned by:

Regent Property Holdings plc

Dated:

**October
2010**

Proposal

This proposal is for the erection of 4 no 2 bedroom houses on the land adjacent to 346 Chichester Road. It is hoped that this statement serves as a useful guide for the Local Planning Authority, statutory consultees and general public.

Use

General:

The site currently lies within the built up area located in the north west of Bognor Regis. The site is located next to the Pink Pub along the Chichester Road a classified road that currently serves as the only existing main road through Bognor Regis.

The site is in a long-established residential neighbourhood with a broad range of community facilities only a short walk away. The site falls very close to local transport nodes and is a short distance from the retail amenities of Bognor Regis town centre and those to Chichester along the A259. The site is located to provide safe, convenient and direct pedestrian routes making it a desirable and sustainable location.

Policy:

The current national planning policy guidance Planning Policy Statement 1 (PPS1), Delivering Sustainable Development and Planning Policy Statement 3 (PPS3), highlight the need for not only a more efficient use of land, but a priority for the use of brownfield sites, and the importance of inclusive and sustainable communities.

The application site falls within a sustainable location. The bus stop serving Bognor Regis and Chichester is very close. There are a variety of goods and convenience stores within a short level walk providing both job opportunities and shopping facilities.

Both policies, NE1 & NE2, highlight the need for additional housing provided they are of a size, type and tenure suited to the varied needs of local households. The Area Urban Capacity Study published in September 2003 and the Arun District Housing Needs Survey 2003 conducted by David Couttie & Associates has been used as tools by the applicant for establishing the correct size and type of accommodation best suited to the development.

Within the local Planning context this application should be considered under policies GEN2, GEN4, GEN7 and GEN12 of the Arun District Local Plan.

Amount

This proposal is for 4 No 2 bedroom houses.

Size of Site :

This proposal equates to a density of approx 50 dwellings per hectare.

The application site falls in North Bersted and very close to the centre of Bognor Regis town centre, as such; the site will provide future residents with simple and easy access to the shops and convenience stores along Chichester Road. The application site also falls very close to the bus routes into Bognor Regis and Chichester allowing future residents the option to use more sustainable methods of transport as highlighted in Planning Policy Guidance 13, Transport.

Layout

The plans that accompany this application demonstrate that attractive well-designed houses can be easily accommodated on the site, and that:

1. All rooms will be substantial and afforded with plenty of light;
2. There will be substantial south facing windows to increase solar gain;
3. Windows have be restricted in the west elevation to ensure their will be limited overlooking;
4. Parking will be located to the front of the site for increased security and any hard landscaping will be kept to a minimum;

Landscaping

A comprehensive landscaping scheme shall be the subject of a further application. However, it is envisaged that the driveway should be made of a low ecological impact surface to allow maximum gaseous and aqueous exchange in order to limit hard landscaping on the site.

With regard to soft landscaping, it is intended that the existing boundary hedging should be retained and indigenous species appropriate for the Solent zone should be liberally planted within all boundaries.

Bin Storage & Collection Statement

Each house will be provided with the equivalent of 240 litres of residual waste storage bins. Therefore:

$2 \times 240 = 960$ litres of storage provision will be provided.

This will be provided in the form of 1 x 1100 litres communal bulk bins, which will be located at the front of the site.

The same amount of storage will be made available for recyclable materials

Scale

It is clear to see from the location plans provided as part of this application that the application site conforms to the densities and plot sizes of surrounding properties.

The proposed plot can comfortably accommodate the proposed dwelling whilst maintaining comparable distances on all boundaries.

The buildings will retain a relationship with surrounding properties and fit comfortably into the street scene.

Appearance

The applicant intends to build sympathetic architect designed houses with many high quality finishes in a Sussex style. It is felt that such quality of design will only serve to enhance and complement the existing street scene of Chichester Road.

The house will be built in red brick sections and gable elements to match the existing 346 Chichester Road. The proposed roof will be pitched between 40 – 50 degrees with plain clay tiles open eaves and flush verges. The front elevation of the proposed house is balanced and simple with vertical form to windows.

The applicant would stress the intention for a quality of design and finish which will serve to complement the existing street scene and local area in general.

Conclusion

For all the reasons outlined in this design and access statement the developer hopes that the Local Authority will appreciate the careful thought and consideration that has gone into the assembly and decision process for this scheme.

Whilst a residential use was the foundation for the application careful assessment, involvement and evaluation was given in order to determine the most appropriate size, type, tenure and design for the building.

Through assessment the developer gave careful consideration to the site and its surroundings incorporating all physical, social, economic and policy related issues. The developer has used local, private and government guidance in putting together the application, but would like to stress the open minded approach it looks to take on the proposed development.

It is hoped that the Local Authority will be able to determine this application as swiftly as possible for the reasons explained in this statement. However, should the Local Authority, Statutory Consultees or members of the public have any problems or queries relating to the application we would be pleased to hear from you as soon as possible.