

## **DESIGN AND ACCESS STATEMENT**

**PROPOSED 2 x 2-BEDROOM DETACHED BUNGALOWS  
WITH ASSOCIATED CAR PARKING AND  
BIN AND BIKE STORAGE**

at

Land to the rear of  
17-23 Greencourt Drive  
Bognor Regis  
PO21 5EU

for

**SHERFIELD HOMES LTD**

by

**Wildern Architecture Ltd**

**March 2025**

## 1.0 THE EXISTING SITE

- 1.1 The application site is situated within a well-established residential area in a very accessible location. It is within easy walking distance of both local amenities, community facilities and public transport links.
- 1.2 The site is located to the rear of 17 - 23 Greencourt Drive which are 3-bedroom semi-detached houses. The site currently includes a detached garage outbuilding and is surrounded by a variety of different boundary treatments.
- 1.3 In 2017 outline planning permission was granted for 2 detached bungalows (BE/138/16/OUT). On 10<sup>th</sup> October 2018 approval of all of the reserved matters was granted by the Council (BE/38/18/RES).
- 1.4 The site measures 784sq.m in total.
- 1.5 A planning application was submitted in August 2024 and withdrawn in October 2024 (BE/70/24/PL) for the same development now submitted. To decide the application the Council required information relating to surface water drainage, which my clients were unable to provide at the time. This application includes a comprehensive drainage strategy analysis and report carried out by Odyssey regarding this matter.



***Fig.1 – Photograph showing 21 Greencourt Drive (left) and 19 Greencourt Drive (right).***



***Fig.2 – Photograph showing the semi-detached houses along Greencourt Drive.***



***Fig.3 – Photograph showing the 'gap' between  
21 Greencourt Drive (left) and 19 Greencourt Drive (right).***



***Fig.4 – Photograph showing the side elevation of  
19 Greencourt Drive from the driveway of 21 Greencourt Drive.***

## **2.0 PROPOSAL**

- 2.1 The proposed scheme replicates the application already permitted by the Council. The application site will include 2 x 2-bedroom detached bungalows presented in the same style and character as that permitted. The bungalows will include pitched tiled roofs which are hipped, facing brickwork and uPVC windows and doors. Internally, they will include an open plan kitchen/living area, 2-bedrooms, one with en-suite and a bathroom. The proposed site layout replicates the scheme already permitted.
- 2.2 Access is directly off of Greencourt Drive and the proposed driveway is located between 19 and 21 Greencourt Drive. There are 4 x car parking spaces which will be allocated equally to each dwelling. There is already a dropped kerb on Greencourt Drive where vehicles would enter and exit the site. The bike stores are located in the secure rear garden areas and the bin stores located in the driveway. The bin stores allow for normal household waste and recycling so that occupants can leave them on Greencourt Drive to be collected on the appropriate day.
- 2.3 The bungalows both include private amenity spaces which will include new 1.8m close boarded timber fences where required.
- 2.4 The proposed development will comply with the Councils current sustainability and ecological requirements. This will be achieved by installing renewable energy where possible on each dwelling and adopting low carbon measures during and after the construction phase. Energy ratings for the new dwellings will need to comply with current building regulation requirements. Measures will be in place to re-use any existing materials and only when necessary, will waste materials be removed from site.

- 2.5 A high speed broadband connection will be delivered prior to the first occupation of the new dwelling. This will be carried out by my client in conjunction with a chosen supplier.

### **3.0 ACCESS**

- 3.1 Disabled Access – The proposed new dwellings will comply with Part M.
- 3.2 Car Parking – The site will include 2 allocated car parking spaces for each dwelling which complies with current policy requirements. The site is located within an area of good public transport links and local services and amenities within easy walking distance.

### **4.0 CONCLUSION**

- 4.1 The proposed scheme replicates that already approved by the Council. The new bungalows are the same size in terms of 'footprint' as that already approved with the same proportions and fenestration.
- 4.2 The car parking and private amenity spaces for both dwellings meet current policy requirements. My client would now ask that the Council support the scheme again by approving this application.