

Design & Access Statement

Householder Planning Permission for a proposed single storey rear extension at 32 Clydesdale Gardens.

Site Address:
32 Clydesdale Gardens
Bognor Regis
West Sussex
PO22 9BE

For & on behalf of:
Mr C Austin
32 Clydesdale Gardens
Bognor Regis
West Sussex
PO22 9BE

Ref: CA01/DAS/18

1.0 Introduction

This Design & Access Statement (DAS) is submitted to support an application for Householder Planning Permission for a proposed rear single storey extension at the existing property located 32 Clydesdale Gardens, which is a terraced three bedroomed two storey dwelling.

The proposed development is for a relatively simple form of development and the DAS identifies the key design and access principles applied to the proposal taking into account context and reference to surroundings.

The DAS follow the standard approach to form and content; this being the amount of development, layout of the buildings, scale of buildings, landscaping and appearance.

The application proposes a single storey rear extension to provide a sun room to compliment the current dining room arrangement and accommodation.

2.0 Physical Context

The current property at Clydesdale Gardens is a 3 bedroomed terraced house with access off Clydesdale gardens. This site occupies the centre of the three dwelling terrace, set to the north east corner of Clydesdale Gardens.

Clydesdale Gardens is a residential street situated within the south west corner of the North Bersted Conservation Area and is a cul-de-sac street featuring a combination of detached, semi-detached and terraced properties located to the North West of Bognor Regus and near the junction of Rowan Way and North Bersted Street.

The property is constructed of facing brickwork under a pain tiled roof with gable ends at each party wall section of the adjoining properties at numbers 31 & 33.

3.0 Development

The total plot site measures approximately 167m², with the existing property being approx. 50m².

The proposed rear single storey extension is to be positioned at the rear of the existing property and will be set 120mm off the boundary to number 31 Clydesdale Gardens. The extension will run parallel to the rear of the property by 3.6m and projects out by 3.2m and located on North eastern side of the boundaries.

The proposed extension with add 11.5m² to the existing dwelling.

The property will remain as a 3 bedroomed dwelling as the proposed extension does not affect the first floor accommodation.

4.0 Layout and Scale

The proposed development from conception through to submission would be to ensure that the proposal is as sympathetic as possible to both the neighbouring properties and the existing dwelling. It is important that the proposed development respects and is in line with the prevailing character in Clydesdale Gardens.

The extension will be built within scale and proportion of the existing dwelling will be entirely in keeping with the area in general.

The gardens and grounds will remain consistent with the current size.

5.0 Appearance

The main principle will be to ensure that the new extension compliments and fit in with the surrounding environment and street scene.

The design will incorporate the use of good quality materials that meet and match the existing properties and surrounding location.

The facing brick work will match the existing dwelling and the mono pitch roof will be tiled to again match the existing. All windows and doors used within the extension will again match the existing found on the rear elevation of the existing property.

The extension has been carefully designed so the overall appearance of the proposed development will match and blend in with the existing properties in the locality, and configures to ensure minimal impact on the amenity of the neighbouring properties.

6.0 Landscaping

There are no proposed changes to the landscaping and the site is relatively well screened from neighbouring properties by 1.8m timber fencing, all found in good condition and with mature planting that will all be retained and not affected.

7.0 Access

No alterations will be made to the access and it does not change or affect the current parking arrangements in Clydesdale Gardens.

8.0 Context and Planning Policy

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Council Local Plan. This site is also within the North Bersted Conservation area as confirmed on the maps provided with the Arun District Plan.

This statement is submitted as a Policy, Design & Access Statement to accompany the application and to justify its submission and qualify the design criteria as being acceptable and not resulting in providing any adverse impact on the Conservation Area and adjoin properties in particular numbers 31 and 33, Clydesdale Gardens.

The site is within the defined built up area and there must therefore be presumption in favour of development in line with the saved policies GEN2, GEN22, DEV 19 & AREA2 of the Arun District Local Plan 2003. These are considered to be in conformity with both the National Planning Policy Framework (NPPF) and the emerging Arun Core strategy.