ARUN DISTRICT COUNCIL:BE/78/08/

DESIGN, ACCESS & PLANNNING STATEMENT

for

Full planning application for 1 No 3 bedroom house on the land adjacent to 341 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:

July 2008

Proposal

This proposal is for the erection of 1 no 3 bedroom house on the land adjacent to 341 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 The Bersted Tavern along 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 current West Sussex Structure Plan 2001 – 2016 makes specific reference in policy **LOC 1** for the need to locate new development within towns and villages particularly through the reuse of previously developed land. It goes on to highlight the need for infilling provided that the impact on the character of the area and the environment, resources and assets of the County is acceptable.

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 have been used as tools by the applicant for establishing the correct size and type of accommodation best suited to the development.

In line with additional policies NE13, NE14, ERA1, DEV1, DEV2 & DEV4 it is felt that this proposal falls in the line with all the guidance recommended in the West Sussex Structure Plan 2001 – 2016.

Amount

This proposal is for 1 No 3 bedroom house.

Size of Site	0.03 hectare
Footprint	82sqm

This proposal equates to a density of approx 33 dwellings per hectare.

Planning Policy Statement 3 (PPS3) Housing under section 57 'Making the Best Use of Land' encourages local authorities to "avoid developments which make inefficient use of land" and also "encourage housing developments which make more efficient use of land (between 30 and 50 dwellings per hectare net)".

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 an attractive well-designed house 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 rear of the site 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 where possible and that indigenous species appropriate for the Solent zone should be liberally planted within all boundaries.

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

Appearance

The applicant intends to build a unique architect designed house 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 which will be rendered with prominent quoining and careful fenestration. 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.

Access

The application site falls very close to Bognor Regis town centre and as such complies with the recommendations set out in Planning Policy Statement 6 (PPS6), Planning for Town Centres and Planning Policy Guidance 13 (PPG13), Transport.

The application site is in walking distance of all local bus routes and is sited close to Bognor Regis train station. A cycle store will also be provided for the proposed house in the hope that residents will be encouraged to use more sustainable forms of transport.

The developer has been mindful of the Disability Discrimination Act (DDA) 1995 and relevant updates from 2005 and has complied fully with Access to and use of buildings, Approved Document M.

In accordance with ODPM Safer Places – The Planning System and Crime Prevention the applicant also feels that design of the house allows for natural surveillance providing residents with a safer environment in which to reside.

In the compilation of this application the applicant has consulted:

West Sussex County Council – Highways Department
Design Bulletin 32 / Places Streets & Movements / Draft Manual for Streets

Approved Document M – Access to and the use of buildings
Disability Rights Commission – Code of Practice
ODPM Planning & Access for Disabled People
ODPM Safer Places – The Planning System and Crime Prevention

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.

Please contact Regent Properties on either:

info@regent-properties.co.uk or (01243) 512 628

Documents used in the preparation of this application:

1. Planning Policy Statement 1 (PPS1), Delivering Sustainable Communities
2. Planning Policy Statement 3 (PPS3), Housing
3. Planning Policy Statement 6 (PPS6), Planning for Town Centres
4. Planning Policy Guidance 13 (PPG13), Transport
5. Commission for Architecture and the Built Environment: Design Statements
6. Safer Places: The Planning System and Crime Prevention
7. Design Bulletin 32 / Places Streets and Movements / Draft Manual for Streets
8. Access To and Use of Buildings: Approved Document M
9. Planning & Access for Disabled People: A good practice guide
10. West Sussex Structure Plan 2001 – 2016
11. Arun District Local Plan 2003.