

DESIGN, ACCESS & PLANNING
STATEMENT with BIN & COLLECTION
STATEMENT & A PARKING AND
LAYOUT/ACCESS PLAN

for

**‘The erection of 10 No 2 & 3 bedroom
houses on land formerly known as
Richmond Lodge, Shripney 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:

**August
2010**

Proposal

This proposal is for the erection of 10 No 2 & 3 bedroom houses. This application follows the grant of outline consent under application BE/10/10. 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 in the rural area outside any settlement on the east side of Shripney Road. It forms part of a small group of detached houses in large plots along this side of the road and comprises a large detached house with a rear extension and a number of outbuildings and caravans largely occupying the rear and side gardens.

Despite an attempt in 1989 to change the use of the house it remains under the Use Class Order 1987 as C3, Dwelling Houses. The site is a brownfield site and its location outside the built up area does not affect this status.

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 (south) and Westergate (north) is some 300 m distant. There are a variety of goods and convenience stores within a 1km level walk providing both job opportunities and shopping facilities.

Whilst not in the built up area the Arun District Housing Needs Survey 1999 found that the largest group in housing need (over 71%) are single people and it is hoped that this conversion will enable a modest contribution to this requirement.

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 10 No 3 & 2 bedroom houses.

Size of Site

1700 sqm / 0.16 hectare

This proposal equates to a density of approx 60 dwellings per hectare.

Whilst this density is slightly higher than comparable properties in surrounding plots, it is in line with national, regional and local planning guidance on required densities

for new housing developments. It is also notable that a similar substantial property on the same side of the Shripney Road only 200m away has been converted into a successful 60 bedroom hotel.

Layout

This application follows the grant of outline consent under Ref: BE/10/10.

The plans that accompany this application clearly demonstrate 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 been restricted in the north elevation to ensure their no overlooking;
4. Parking will be located to the rear of the site and any hard landscaping will be kept to a minimum;
5. A communal garden will provide future residents with an attractive and spacious amenity areas.

Landscaping

The plans that accompany this application demonstrate the hard landscaping materials that have been chosen for this scheme envisage that parts of 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 as shown on the plans.

Bin Storage & Collection Statement

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

$10 \times 240 = 2,240$ litres of storage provision will be provided.

This will be provided in the form of 2 x 1100 litres communal bulk bins, which will be located at the front of the site, 10m from the access.

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

Scale

The demolition of Richmond Lodge and the erection of 10 No 2 & 3 bedroom houses are intended for completion within the proportionate existing permitted developable envelope of the building.

A minor compromise has been made to the length of the building to ensure that the building is stretched to limit bulk to the north and south elevations and the staggered façade will ensure that the building retains a rural appearance in the street scene.

The plans that accompany this application demonstrate that the building retains its relationship with surrounding properties and sits comfortably in the street scene.

Appearance

The plans that accompany this application demonstrate that the applicant intends to build a unique architect designed building with many high quality finishes in a Sussex style. The proposed development will proportionately take place within the existing permitted building envelope allowing there to be a limited material change in the potential street scene.

The proposed block of houses remains detached and retains the existing spacing between the surrounding buildings. The proposed building will remain set back from the road and all existing screening will be kept where possible to ensure it is unobtrusive in character and softened by the boundary lines.

The proposed houses will be built in brick with painted rendered elevations above ground floor. The proposed roof will be staggered and pitched between 40 – 50 degrees with plain clay tiles open eaves, flush verges. The front elevation of the proposed building is balanced and simple with vertical form and symmetry in the fenestration.

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.

Parking Layout and Access

The existing Richmond Lodge currently has the benefit of a large access with visibility splays providing clear and safe access to and from the site.

The proposed building would also provide the levels of parking required in the Arun District Plan, but it is hoped through the provision of cycle stores it will also encourage any future residents to endeavour in using more sustainable methods of transport.

The developer has been mindful of the Disability Discrimination Act (DDA) 1995 and relevant updates from 2005 and hopes that the demolition of the existing structure will provide a building that complies fully with Access to and Use of buildings, Approved Document M. This will enable the proposed development to not only offer flexible accommodation in relation to the size of units, but also in relation to demographics.

The application site is in close proximity to the local bus and pedestrian paths along Shripney Road which lead to the Retail and Industrial estates approximately 1 mile away and eventually Bognor Regis. For the reasons listed above it is felt the site complies with the guidance set out in Planning Policy Guidance 13, Transport.

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@regentproperties.org 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. Arun District Local Plan 2003. Saved Policies