

# NEXT PHASE

THE TOWN PLANNING EXPERTS

## Planning Application

To Arun District Council

*Accompanying report for a planning application to re-establish planning permission  
for 1 No. dwelling on land at Springfields, Chichester Road, PO21 5EE*

On behalf of Mr C Thorne

## DESIGN AND ACCESS STATEMENT

July 2021



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for 1 No. dwelling on land at Springfields, Chichester Road, PO21 5EE**

On behalf of Mr C Thorne

July 2021

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| July 2021           | <b>Arun District Council</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING  
PLANS AND STATEMENTS SUBMITTED AS PART OF THE APPLICATION.

## **1.0 INTRODUCTION**

1.1 This Design and Access Statement (Statement) is written on behalf of Mr C Thorne under the Town and Country Planning Act 1990 to Arun District Council under consideration for the proposed delivery of a single Dan-wood designed dwelling to be positioned on a parcel of land known as Land adjoining Springfields, Chichester Road, Bognor Regis, West Sussex. The application is made on behalf of Mr C Thorne (Applicant) who seeks full planning permission for the proposal.

1.2 The predominant objective of the application is to deliver a residential development by demonstrating that the proposed development can be sensitively incorporated into the site, does not impact detrimentally on the surrounding built and natural landscape and which contributes to the district's housing supply. This statement will demonstrate that the proposal would represent an appropriate form of residential development outside of the settlement boundary, and where possible will fully comply with policy in respect of the Development Plan and the NPPF. It will contend that the scale, form, layout and appearance of the proposal would be acceptable for this site. It will be contended that the proposal would have a satisfactory relationship between the proposed building and the neighbouring residential properties. It will further be contended that the vehicular access and parking arrangements would be acceptable in highway terms.

### **1.3 Objectives**

- Consider the nature of the development, including its purpose and immediate and adjacent physical characteristics and its effect on them.
- Describe and define the physical characteristics of the new dwelling and advise on how they relate to the character of the surrounding area.
- Identify the proposed access for the development and define its suitability for the proposal and the impact on the highway.

- To provide sustainable environment benefits by improving the environmental impact on local receptors, providing beneficial mitigation and creating an amenity that can be defined as sustainable development.

1.4 The design process can be summarised as:

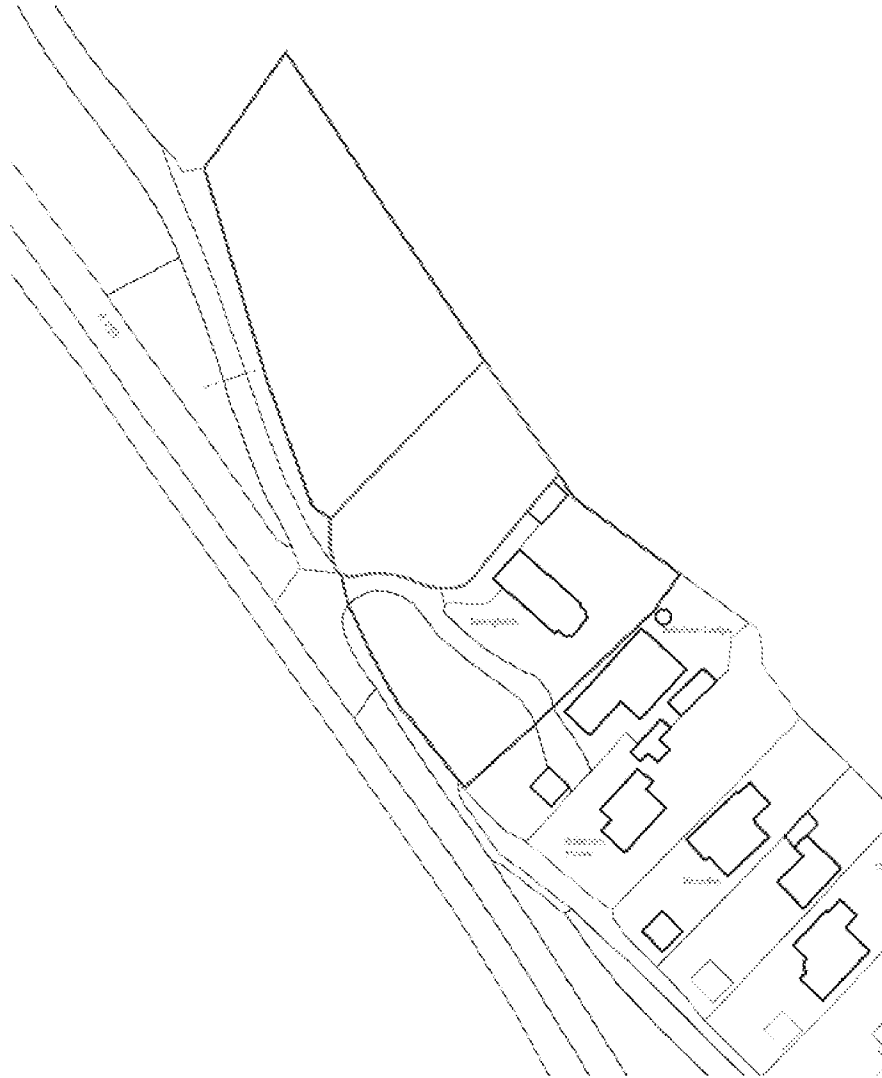
- Stage 1: Analysis - research and analyse the physical, environmental, economic and social considerations.
- Stage 2: Concepts - establish the design vision, set out the principles and parameters
- Stage 3: Design development - test and refine the design, potentially including selecting a preferred option; and
- Stage 4: Final design - final refinement and preparation of the final design and assembly of all supporting material.

## **2.0 EXISTING CONTEXT**

### **2.1 Location**

The application site is located within Arun District, in the southeast of West Sussex. The site is located to the northwest of Bognor Regis along Chichester Road and is situated outside of the built-up area boundary of North Bersted. Springfields lies 0.3miles (0.5km) from the beginning of North Bersted and the settlement boundary and is located along the A259 providing access to the Chichester by-pass (A27) to the northwest and the Bognor by-pass and Bognor Regis to the southeast; providing access to the wider road network.

2.2 The application site is located within reasonable distance of a number of local facilities and amenities with The Royal Oak, Bartons Primary School and Bersted Park Community Centre being located approximately 0.7 miles (1.1km) from the site; approximately 15minutes walking time; and Tesco's Express being located 0.8miles (1.3km) from the site. The application site is within 161metres approximately 2-3minutes walking time of two bus stops offering services towards Portsmouth and Chichester and Littlehampton and Felpham. The site is not within or adjacent to a Conservation Area.



### 2.3 **Site**

The site has an Agricultural Land Classification (ALC) of Grade 2 – best and most versatile agricultural land. The land is not however being utilised in association with any agricultural activities and comprises of grassland. The land currently benefits from an agricultural access off an access road off the Chichester Road.

- 2.4 The proposed dwelling is to be accessed via the existent access set back off the Chichester Road and accessible by an existent access road. Residential development

fronts the road to the southeast and continues on Babsham Lane, with commercial development further to the northwest of the site. The properties within the area are a mixture of two-storey detached, semi-detached and terraced properties interspersed with detached single-storey designs.

- 2.5 The existent tree line bounding the site between Springfields will be retained ensuring the significant visual contribution they make to the wider area is also retained.



### **3.0 PROPOSED DEVELOPMENT**

#### **3.1 Use**

The Use Class will change to become C3 (dwellinghouse), in that the land will be used to sit upon it one dwelling. The proposal looks to deliver a 1 ½ storey dwelling of a Dan-wood house design.

#### **3.2 Amount & Scale**

It is proposed to deliver one, 1 ½ storey four bedroomed dwelling. The footprint of the proposed dwelling is 17320mm x 12520mm x 7634mm (L x W x H) equalling a total GIA of 239sqm.

#### **3.3 Layout**

The proposed dwelling has been orientated so that the main residential fenestration fronts Chichester Road. This is to emulate the frontage of neighbouring properties and the orientation of the existent dwellings to maintain a linear pattern of development.

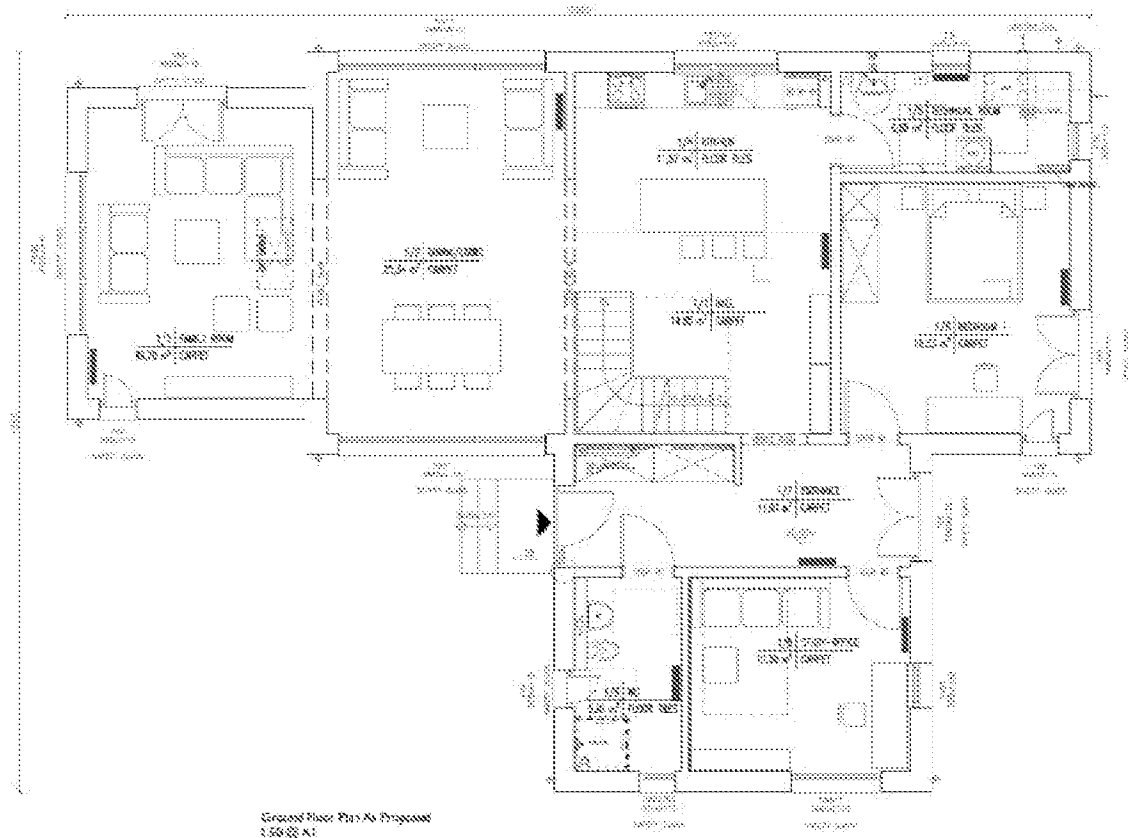
#### **3.4 Floor Plan**

The front door on this chalet style 1 ½ storey four-bedroomed dwelling opens into a hallway that leads off to the downstairs shower room and study. There is a single ground floor bedroom to the rear of the dwelling, with the remainder of the ground floor being set out for an additional hall space and open plan living/kitchen/dining area with enclosed utility room to the rear. Access to the rear of the property is offered through both the ground floor bedroom and the central hallway. The first floor is accessible via the staircase provided within the additional hallway leading to the landing space above. There are three bedrooms and a family bathroom accessed of the landing, with Bedroom 2 provided with an ensuite.

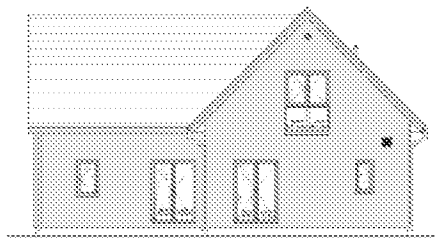
### 3.5 Appearance

The property is a prefabricated Dan-wood house incorporating an external façade of white render with timber cladding as shown upon the provided plans. If required further details of the proposed materials can be agreed as a condition.

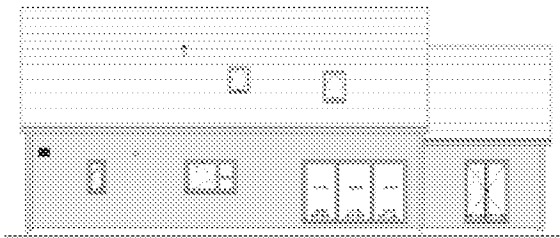
### 3.6 Dwelling Ground Floor Plan





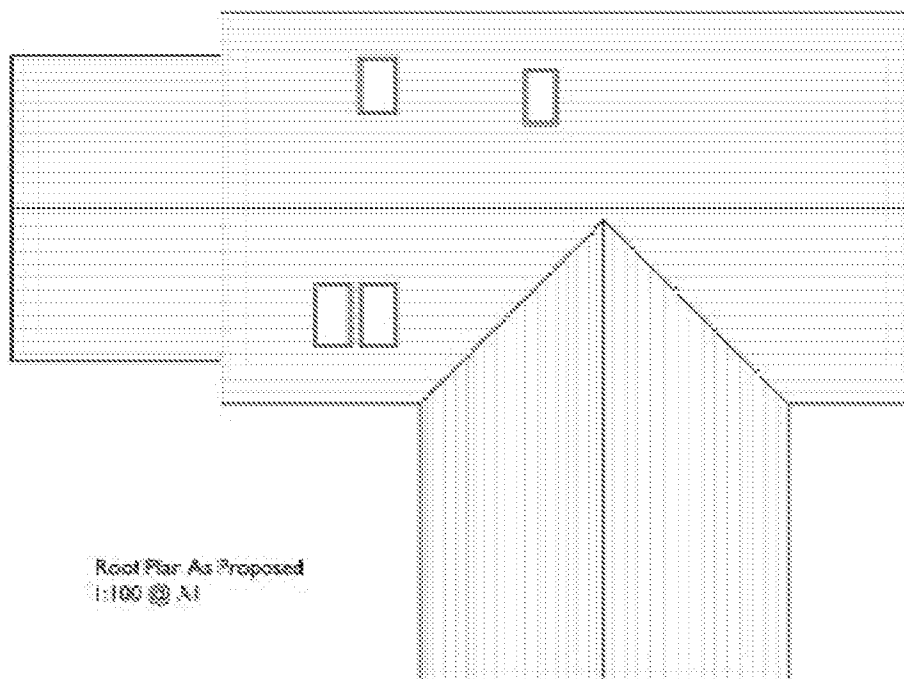


Rear Elevation As Proposed  
1:100 @ A1



Side Elevation As Proposed  
1:100 @ A1

### 3.9 Roof Plan



Roof Plan As Proposed  
1:100 @ A1

### 3.10 Landscaping

A Tree Survey in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations) was conducted on 6<sup>th</sup> March 2018. The report concluded that though the retention of the category C trees may be desirable in context with their surroundings they are considered to be of limited value and an unnecessary

or unreasonable constraint to development, whilst collectively the category B class trees make a significant visual contribution to the wider locality

- 3.11 The proposed layout plan demonstrates that the existing tree line forming the boundary between the application site and Springfields will not be impacted upon by the development, with the trees to be retained and root protection zones established incorporating all the trees; to continue to act as a natural screen minimising views of the development from the neighbouring Springfields and retaining their importance in the wider visual amenities of the surrounding open countryside.

3.12 Access and Parking

The proposal is to be accessed via the existent access set back off the Chichester Road and accessible by an existent access road and entry gate. The driveway provides sufficient manoeuvrability within the site for ease of access to the dwellinghouse and ample parking is provided in front of the dwellinghouse. The driveway and associated hardstanding have been designed to be sufficient in scale to allow for parked vehicles and the entry and exit from the site of vehicles in a forward gear.

3.13 Existing and Proposed Access for Development



3.14 Existent and Proposed Access off the A529 (Chichester Road)



## 4.0 CONCLUSION

4.1 The proposed development can be seen to have followed the design process in the following way:

4.2 **Stage 1: Analysis** - Research and analyse the physical, environmental, economic and social considerations.

- The physical, environmental, economic and social constraints considerations were identified.
- Further research to consider the constraints and considerations were conducted through a Tree Survey.
- Consideration was given to the sustainability and accessibility of the site and its location with regards to services and amenities and access to the wider transport network; and
- Issues and opportunities for the site as a sole entity and within its wider context were considered, with consideration being given to the site's location and the wider surrounding site characteristics of residential development within the wider area.

4.3 **Stage 2: Concepts** - Establish the design vision, set out the principles and parameters.

- A vision for the site was established and principles and parameters were set out in consideration of the wider surrounding site characteristics, the logistical set up of the proposed development site and its location along the Chichester Road.
  - A range of design options and site layouts were drawn to provide a starting point for refining the development and the proposals in consideration to the site's constraints and the wider surrounding site characteristics; and
  - The recommendations included in the Tree Survey had been considered as to how (if required) they could be incorporated into the design.
-

4.4 **Stage 3: Design development** - Test and refine the design, potentially including selecting a preferred approach.

- The proposals laid out at Stage 2 were refined to provide a fewer number of options, these were then further refined to identifying the scale of the proposed dwelling and the siting within the application site taking into consideration the positioning of the existent trees and their Root Protection Areas.
- Materials were considered that would complement the surrounding landscape; and
- The internal access was refined to ensure it provide sufficient manoeuvrability and would incorporate sufficient parking spaces.

4.5 **Stage 4: Final design** - Final refinement and preparation of the final design and assembly of all supporting material including visual representations appropriate to the scale and type of application.

- A final design was prepared following the final refinement of the proposals identified as the most substantial within Stage 3; and
- The proposed development has drawn on the surrounding character, the existing rural character and the existing built form within the wider area. The development will contribute to the housing within the district of Arun on a parcel of land which forms a bounded site between the existing highway, existing houses in the area, existent boundary treatments and agricultural land; whilst providing a design which reflects and respects the rural and built characteristics of the surrounding area.

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