



Design & Access Statement, Planning Statement

Proposed development at

**Site on Corner of Eastergate Lane and Longreach Okehurst
Eastergate Lane
Eastergate
Chichester
West Sussex
PO20 3SJ**

Revised 17/10/22

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for the creation of a single detached 2 storey dwelling house, consisting of 4 bedrooms the site and the proposed development are described in detail below.

The site has not been subject to recent planning applications

A Pre-Application enquiry was made to Arun District Council in August 2021, ref: PAA/107/21/, which outlined the proposal, however a response to date still has not been received.

The proposal is to create a detached dwelling house on a vacant paddock. The principle of development is not new along Eastergate lane with applications for new dwellings be granted BN/121/19/PL relates to the planning approval for a 4 bedroom detached new home.

The site is relatively level and has no outbuilding or other structure. The redundant paddock is largely left to grass.

The proposed site has a combined area of approx. 2100m². The smaller area shown in red is the proposed area for the sighting of the proposed dwelling, whilst the larger blue area is proposed for use as a garden.

The rationale behind the development is set out within the accompanying Planning Statement by David Campion Chartered Surveyor and Planning Consultant. This statement is to be read in conjunction with the accompanying Architectural Drawing Pack.



Image 1: Google earth image of proposed site

2.0 Existing Site

The site is located to the north of Eastergate, and is approximately 600m from the A29 to the west, which provides access to the A27 with Chichester and Portsmouth to the West and Arundel, Worthing and Brighton to the East.

The site currently comprises of 2 redundant paddocks, there are no structures on the site, and the land is fenced and laid to grass.

The site is bounded to the north by paddocks and Okehurst (house) To the west Eastmere House, a large bungalow, with industrial/ agricultural units beyond. To the east the site is bounded by long reach Oakhurst, a private road serving the premises to the north, and a series of dwellings which run almost uninterrupted approx. 500m to freeman close.

The surrounding area comprises of farmland, paddocks, with a concentration of dwellings lining Eastergate Lane. The dwellings are of mixed typology's and styles, in accordance with their incremental development, ranging from modest semi-detached post war housing to extremely large modern detached dwellings such as a Kimberwood and Ryburn immediately to the south of the site.



Image 2: illustrative map extract from the goggle earth showing the site and the wider built context. To the East are regimented housing arrangement lining the road, with a mixture of detached housing. To the south of the site is a large modern detached dwelling house.

Amount of Development

The proposed development is the construction of 1no. 4 bedroom dwellings.
It is proposed that a new vehicular access will be created directly on to the 40mph Eastergate lane.

The current site has a combined area of approximately 2100m² , and it is proposed that the a single dwelling will be placed in line with Eastmere house.

		Proposed floor area
Plot 1	ground floor	126 m ²
	first floor	113 m ²
	Total:	237 m ²

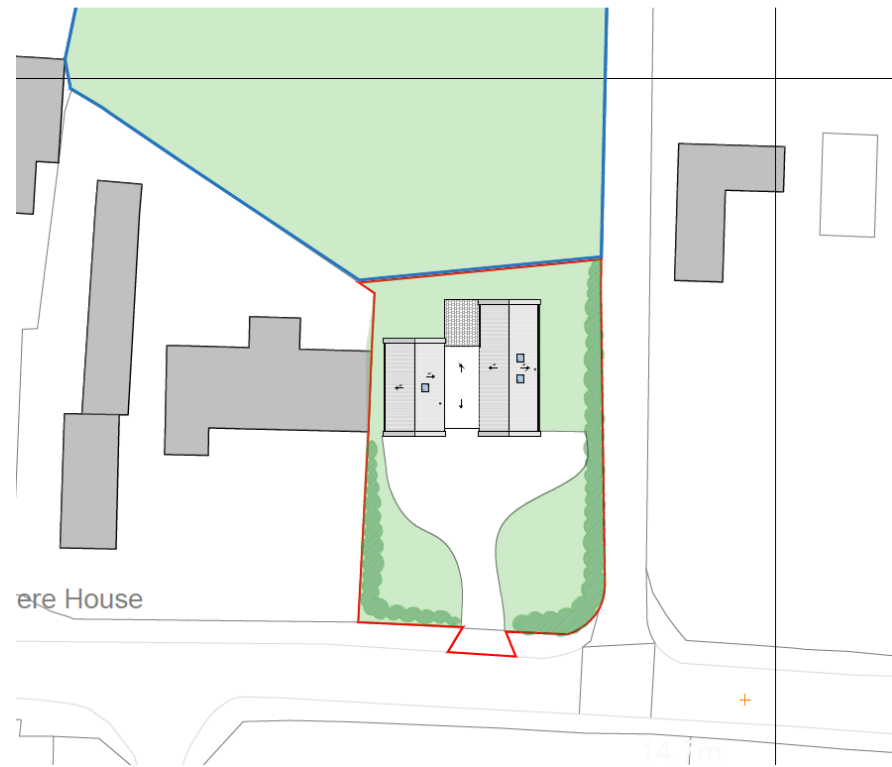


Image 3: proposed block plan (n.t.s.)

3.0 Layout

The proposed site layout has been dictated by the position of the neighbouring property Eastmere, the proposal seeks to follow the natural building line set by Eastmere. The front of the property will accommodate a large permeable driveway with provision for electrical charging of vehicles, secure cycle storage and manicured garden and lawn. The rear of the property will enjoy a large lawned area, which will be used as a garden, with boundaries reinforced with new hedgerow planting.

The site will be accessed to the south of the plot, as it is proposed the driveway will connect directly on to Eastergate Lane. The Lane has a posted 40mph speed limit and due to its straight nature provides good visibility splays.

The modern home will have a modern airy feel, with a large glass central core, dividing the home into two sections with kitchen and dining areas to the east and living to the west. The house will on its rear elevation provide easy access into the garden, and the property will enjoy generous outdoor amenity/ garden space, exceeding the minimum standards of 10.5 metres deep (para 130 (f) of the NPPF (2021) and in compliance with policy D DM1 or the Arun Design Guide.

A central stair case will be located within the glass link, and provide access to the first floor accommodation.

At the front of the property provision has been made for the storage of multiple 240 litre bins, meeting the requirements.



Image 4: proposed site plan (n.t.s.)

4.0 Scale, Massing & Appearance

The proposals have been designed in consideration of the scale of developments in the immediate area, the foot print of the proposal is significantly more compressed than that of neighbours, reflecting the nature and shape of the plot.

Although a large property, the separation created by flat roof cladding and glass link, helps reduce the effect of massing on the street scene, whilst also benefiting from injecting light into the home, and offering the benefits of solar gain in winter months thus reducing energy use.

The property purposefully occupies the frontage of the site, and follows the building line of its neighbours, and enriching the street scene.

The appearance of the building although contemporary seeks to use materials familiar to the architectural landscape, with metal cladding used on the roof and to break up the mass between the two gable of brickwork.

The link, is set back from the main façade to once again minimise the bulk of the home, and creates two clearly defined masses which add interest to the rural and diverse street scene.



South Elevation (front) as proposed



Image 6: Proposed Elevations of dwelling. - n.t.s.

5.0 Landscaping

The site will seek to domesticate the paddocks into a family garden space, largely remaining lawns, with the addition of trees and shrubs to reflect its domesticated use, and to enhance boundary treatments. Planting will include hedge rows, which will enhance the opportunities for natural habitats for birds and insects, providing an uplift to the relatively low value landscape of the paddocks.

6.0 Access

As previously mentioned the site benefits from being site next to Eastergate lane. The lane is relatively straight and the proposed point of access has long views in each direction.

The proposed dwelling has been designed with adequate off street parking for the number of bedrooms within the property which is in accordance with West Sussex County Council parking standards.

The site benefits from easy access to local villages such as Walberton, Yapton and Barnham, and is close proximity to Barnham railway station, all of which are a short cycle away. Vehicular connectivity to the A27 provides easy access to the City of Chichester and Portsmouth to the West and Worthing and Brighton to the East.

7.0 Sustainability Statement

The use of local and natural materials will contribute to the sustainability credentials of the development and will form just part of the methods to reduce the environmental impact of the scheme

Other sustainability features include, but are not limited to:

- a) The dwelling will have insulation standards in excess of those required to comply with the current Building Regulations.
- b) The WCs will incorporate low-flush cisterns and aerated taps will be fitted to the sinks, baths & wash hand basins, with the aim being to reduce water consumption.

- c) Low voltage lighting will be included throughout the dwelling to reduce electricity consumption.
- d) A considered soft landscaping scheme will include specification of new trees and native species to contribute to the environment in terms of both air quality and biodiversity.
- e) A Sustainable Urban Drainage System (SUDs) is proposed for the parking/ turning area, which is likely to be used as an attenuation tank to store water and provide a controlled discharge of surface water into the mains drainage as it is unlikely that traditional soakaways will be able to be used due to site constraints and the requirement to locate soakaways 5.0m from either building or boundaries.
- f) In line with West Sussex County Council policies, Electric Vehicle Charging points, or facilities for charging an electric vehicle have been proposed and included with the scheme.
- g) Electric Charging points for Electric Vehicles
- h) Construction that benefits from use of solar gain to reduce energy use.

8.0 Conclusion

The proposed development has been designed to respond to and respect the site and its immediate context while taking into account the private amenity spaces of the neighbouring properties and the applicants alike.

The proposed development can be demonstrated to be of appropriate scale and density for the surrounding area.

The proposed dwelling has been designed to reflect local materiality whilst offering a contemporary style, which will result in a high quality sustainable family home, which when combined with the high performance levels required by the current Building Regulations will create desirable and low future carbon home.

It is recognised that given "the lack of housing land supply the planning balance and the limited harm would not significantly or demonstrably outweigh the benefits gained from the provision of one dwelling" (PAA/107/21/).

