Design and Access Statement
New Dwelling to the side of
1 Arnhem Road, Bognor Regis

General

This application relates to a vacant double garage and piece of land to the side of the above address.

Amount of Development

Having regarded to the characteristics of the street this development would not affect the original building nor would this be harmful to the area. It would make the best use of land by providing a self-contained 3 bed detached dwelling within an established built up area. The principal therefore accords with Government guidance contained in Planning Policy Statement 3: Housing.

Layout

The proposed dwelling would not extend beyond the present building line of the existing dwellings. Consequently, it would not result in any detriment to existing residential surroundings, nor would it cause any overlooking or overshadowing of neighbouring properties. 2 off road parking spaces will be provided within the grounds of the dwelling so therefore the proposed will not have an affect to the existing street.

Scale

The existing street and surroundings are predominately 3 bed dwellings the proposed will of the same proportion depth and height to fit in well in the existing street scene.

Landscaping

Landscaping will comprise of a north facing grassed garden area with a driveway on the south facing side to provide off road parking.

Appearance

The proposed dwelling will be finished externally with face brickwork and a rendered finish with a tiled roof to match the existing properties. The new windows and doors will be of the same proportion and designed to those shown on drawings provided.

Use

The proposed dwelling will fit in well with its neighbours it will not be out of place in this locality which consists predominantly of residential housing.

ARUN DISTRICT COUNCIL BR/106/13/

Access

The site at present will have a 2 parking spaces to the front of the property. Pedestrian access into the new dwelling will have a level threshold to comply with Building Regulations.

It is not considered that the creation of the additional dwelling in this location will materially effect traffic calling to or from the site or add to on-street parking in the locality. The site is in a very sustainable location from a public transport and amenities point of view. Chichester Road is on a bus route with a bus stop close by. The site has good pedestrian and cycle links to the twon centre and other areas of the town.

It is not considered that highway safety will be an issue with this proposal. The present parking is considered to be acceptable to serve the development and no further parking provision is required on site.

Appraisal of Context

The immediately surrounding area is predominantly residential consisting mainly of Semis and Detached houses. The proposal would provide an extra dwelling in a very sustainable location within the built up area of Bognor Regis. It is a modest form of development that will not cause harm to the existing environment.

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