ARUN DISTRICT COUNCIL BR/10/07 12/01/2007

AMENDMENT TO PLANNING PERMISSION BR/126/05
ERECTION OF 8 NO.FLATS
EMPIRE COURT AND 1/6 CHARLWOOD STREET
BOGNOR REGIS

ARUN DISTRICT COUNCIL
No. BR 10 07
RECEIVED 12/1/07

DESIGN AND ACCESS STATEMENT

Response to Context

The Planing Application site is approximately 0.021 hectares in extent and comprises a now vacant plot between Empire Court, a recently constructed four storey flat development and 1/6 Charlwood Street, a three storey property turning the corner from Charlwood Street into Aldwick Road.

The Application Site has the benefit of a previous Planning Permission for flat development, Ref.BR/126/05, and the difference between the Application Proposal and the previous Planning Permission is the substitution of 2 No. 1 bedroom flats on the ground floor in lieu of a ground floor car parking area for 8 No. cars subject of the earlier Planning Permission.

The design of the proposed flats have therefore derived from the height and scale of the previous Planning Permission and the adjoining properties being Empire Court and 1/6 Charlwood Street.

Taking into account the content of the Planning Application proposal it is considered that the merits should be considered against Policy GEN7 of the Arun District Local Plan together with its attendant criteria.

Criterion 1 requires that new residential development achieves net densities of at least 30 dwellings per hectare and the application proposal is in excess of this figure, thereby being compliant.

Criterion 2 requires that the development responds positively to the identified characteristics and resources of the site and enhances local distinctiveness.

As stated previously Planning Permission has already been granted for the Design and Scale of this infill development with the only amendment being the introduction of two flats at ground floor level, the design of which mimic the previously approved building and flats.

The proposed design reacts to the architecture of Empire Court and also has regard to the design features incorporated in 1/6 Charlwood Street which are of mock-Tudor in nature.

It is therefore considered that taking into account the existing established pattern of development and the established architecture that the design of the proposed flats responds positively to the characteristics of the site and enhances local distinctiveness.

Criterion 3 requires that proposals promote sustainable development, reducing the need to travel, particularly by private car.

Negotiations have taken place with Officers from the Local Planning Authority in respect of the necessity to provide car parking within this central location and it has been concluded that the substitution of 2 No. 1 bedroom flats, in lieu of the parking previously agreed for the site comprises a more effective use of the land, taking into account the sites proximity to local public transport services, retail outlets and employment opportunities. The site is central to a local retailing centre and in close proximity to the centre of Bognor Regis and therefore it has been concluded that car parking is non-essential in this particular location and therefore the proposal helps to promote sustainability in reducing reliance upon the private car.

Criterion 4 requires that new development does not adversely impact upon adjoining occupiers, land usage or property and again Planning Permission has already been granted for flat development on this site and it remains vacant between two existing developments whose flank walls are apparent on either side of the site. Planning Permission has been granted to relocate the two windows existing in the north elevation of 1/6 Charlwood Street and the repositioning of these widows is delineated on the submitted plans.

Criterion 7 and 8 to the Policy require that there is a safe movement of pedestrians and vehicles, giving priority to pedestrians and as no vehicle parking is proposed with the development emphasis is given to pedestrian priority in accordance with the criterion.

It is therefore concluded that the proposed development has strong regard to local context and accords with the provisions of Policy GEN7.

Amount of Development

The proposed development comprises 8 No. 1 bedroom flats with floor areas averaging approximately 45 square metres.

The development is four storeys in height but due to the configuration of the building and the roof space is lower than Empire Court and only marginally higher than 1/6 Charlwood Street by approximately 0.6 metres.

Layout

The layout of the proposed building has been derived from the earlier Planning Permission and sits in between the existing buildings of Empire Court and 1/6 Charlwood Street. The layout of the flats themselves comprise two flats on each floor of the development and windows face in an east-west direction due to the development comprising infill.

Scale

The height of the building, as previously stated, is four storeys comprising a ridge height of 12.2 metres, being approximately 1.3 metres lower than Empire Court and 0.6 metres higher than 1/6 Charlwood Street. The building therefore is transitional in terms of its height between the two existing properties.

Appearance

The appearance of the building in terms of its architecture reflects Empire Court and also accords with the previously approved Planning Permission. The ground floor element of the proposed building reflects the ground floor element of Empire Court with a rendered stucco finish.

The alterations to the front elevation comprise the closing in of the ground floor and the insertion of 3 No. windows comprising living room windows to the ground floor flats with a central entrance point with a canopy over. There will be projection of the 1st, 2nd and 3rd floor bays over the ground floor main façade and this overhang will create articulation to assist in the breaking down of mass of the structure.

Landscaping

There are no landscaping proposals for the site as the main façade will be located along the back edge of the existing pavement.

Access

Access arrangements to the building will be pedestrian friendly with the entrance being at pavement level and the building has been designed to incorporate the requirements of The Disability Act.