

DESIGN & ACCESS STATEMENT

ON BEHALF OF

Orchard Enterprises Southern Ltd

**PLANNING APPLICATION FOR THE
DEMOLITION OF AN EXISTING
OUTBUILDING & THE CONSTRUCTION
OF A REPLACEMENT BUILDING TO
PROVIDE A DETACHED 2-STOREY
DWELLING.**

**SITE AT 'COACH HOUSE', REAR OF
108 ALDWICK ROAD, BOGNOR REGIS**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement
- Section 5 - Conclusions

2. DESIGN

Introduction

2.1 The proposed development comprises:

- The demolition of an existing detached workshop building, and the construction of a replacement building comprising 1 no. 2-storey detached dwelling;
- The new property would also have a rear single storey element;
- The provision of 1 no. car parking space to serve the proposed development. It should be noted that the area to be used for car parking is outside of the application site, but has been used historically by my clients for the purpose of parking their vehicles.

Use

2.2 The proposed development incorporates the construction of a single 2-storey residential dwelling of similar dimensions to the existing workshop building, which is proposed to be demolished.

2.3 A residential use of this part of the site has been previously permitted by the Council – planning permission BR/46/04 refers.

2.4 As previously approved, the dwelling will have the use of a hardstanding area to the front (north) of the building, with vehicular access via the unmade and

unadopted track to the rear of the site. This hardstanding area will provide for 1 no. parking space for the use of the occupants of the proposed dwelling.

Amount

2.5 The proposal would result in 1 no. 2-bed dwelling. The dwelling would benefit from a kitchen, living room, downstairs w.c and entrance hallway. In addition, at first floor level the dwelling would have two bedrooms and a bathroom.

Private amenity space measuring approximately 35m² to the rear of the building (south-facing) is also proposed. Also, the dwelling will have use of an off-street parking space to the front of the building.

Layout

2.6 The design concept for this scheme is to provide a new residential use at the rear of the site, in the position of an existing dilapidated outbuilding. The proposal not only satisfies the issues of character, density and market demand, but also creates a scheme of interest and character in its own right.

2.7 The proposal offers a form of development with an external appearance and layout that respects the appearance of neighbouring buildings, whilst also satisfying the needs of modern living in terms of internal layout and amenity space.

2.8 The internal layout of the proposed building has been sensitively considered in order to protect the amenities of adjacent residents and prospective occupiers of the new units. It should be noted that the proposed layout allows appropriate light provision to the main living areas.

Scale

2.9 The scale of the proposed replacement building will be similar to the existing building that is to be demolished. Planning permission has previously been obtained for the retention and conversion of this existing building to provide a detached dwelling (BR/46/04 refers). However, the dilapidated state and structural difficulties associated with the conversion of the existing building have resulted in my clients reassessing the scheme.

2.10 It is now proposed to demolish the existing building and replace it with a new building of a similar footprint, height and overall scale. A further rear extension is proposed which provides additional ground floor living space. The scale and position of the proposed building is considered to be wholly appropriate for this site.

Landscaping

2.11 As with BR/46/04, the existing landscaping of the site will be greatly unchanged by this proposal. There are no significant landscape features on the site, or on adjoining sites.

Appearance

2.12 The proposed appearance of the building is considered to be wholly relevant to its context, within what is a primarily residential area.

2.13 The design principles proposed have been incorporated following careful consideration of the proportions, materials and style of the existing building and those neighbouring.

2.14 It is considered that the proposal compliments the character of the area, rather than appearing incongruous. The existing building is in a dilapidated state, and this proposal provides an opportunity to provide a replacement building of greater architectural and structural quality. This allows the character of the area to be enhanced. The proposed materials are considered to be appropriate to the character of the area, as detailed below:

- Roof – Marley Eternit 'Rivendale' slates;
- Walls – Painted sand and cement render on block work;
- Doors / Windows – White framed PVC double glazed units.

2.15 It is noted that the surrounding area is not designated as a Conservation Area, and nor is it an area of particular townscape quality.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located, close to local facilities including schools and shops. In addition the site is within an area with good pedestrian and cycle links, and access to public transport.

Inclusive Access

3.2 The residential use proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities.

3.3 The parking and access arrangements are the same as that previously approved by the Council when permitted the conversion of the existing building to form 1 no. dwelling. The proposed parking and access arrangement will ensure safe pedestrian and vehicular movement.

4. SUPPORTING PLANNING STATEMENT

Introduction

4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

The Site & Surrounding Area

4.2 The site comprises a site area of approximately 0.01 hectares. The site is of a broadly rectangular shape and is situated at the rear of No.108 Aldwick Road, which is a terraced 2-storey property that has been converted to three self-contained flats.

4.3 The existing building is two-storey and detached, with a corrugated sheet roof and rendered elevations. The building has a current lawful use as a workshop, but permission has been previously granted for the building to be converted into a one-bed detached dwelling (planning permission ref: BR/46/04). The site is accessed off Nyewood Lane via an unmade and unadopted track to the rear of the properties fronting Aldwick Road. The site is bounded by 1.8m high blockwork walls.

4.4 The surrounding area is predominantly residential, with 2-storey terraced and semi-detached properties, as well as more modern purpose built blocks of flats (e.g. 'Bickleys Court' and 'Oakleigh Court'). Further to the west is 'Ashley House' a residential care home for disabled persons. To the east along Aldwick Road is a local shopping area, with a wide range of services and shopping facilities available.

Planning History

4.5 The site was the subject of a previous planning application (planning permission ref: BR/46/04), for the conversion of the existing building to create a 1-bed detached 2-storey dwelling.

4.6 The property of No.108 Aldwick Road has an established use as 3 individual flats.

Relevant Planning Policies

4.7 The site lies within the boundary of the built up area as defined in Policy GEN 2.

Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.

4.8 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

4.9 Planning Policy Statement 3 on Housing, has now become fully effective (as from 1st April 2007). The principle of the need for protection of the environment in paragraphs 52, 54, and 56 of PPG3 is well established and these principles are carried forward by PPS3. Para. 13 endorses the need for development to positively make places better for people. Development should be appropriate in its context and development "which does not improve the character and quality of an area should not be accepted". Para. 16 requires development to "complement the local area generally" and create or enhance, "a distinctive character that relates well to the surroundings". It is particularly significant that under the sub-heading "Efficient use of land" the concluding requirement of para. 46 is the achievement of development, which has regard to the considerations of para. 16

4.10 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate the development proposed, and this proposal would accord with not only Local Plan policy, but also central Government Guidance within PPS 3.

Application Appraisal

4.11 The principle of providing a new residential unit on the application site has been previously accepted by the Council in approving the application BR/46/04. It is noted, the planning policies (see paragraphs 4.6 – 4.10 above), which relate to this form of development are generally supportive of the proposal. These policies have not materially altered since the issue of the previous planning permission.

4.12 This previous application, although for a conversion of an existing building, is similar to that hereby proposed in many ways. Firstly the footprint of the resultant building is only slightly larger by reason of a small single storey element to the rear elevation of the new building. Further, the height of the building proposed is also similar to that of the existing building. Consequently the level of proposed

accommodation, i.e. a 2-bed unit, is only slightly larger than the 1-bed unit previously proposed. Private amenity space is retained to the rear of the new dwelling, and lastly, the proposed car parking arrangements have not altered since the previous proposal. These facts are demonstrated by the table below:

	Approved Scheme BR/46/04	Proposed Scheme
Number of Bedrooms	One	Two
Footprint of Building	32.5m ²	49.5m ²
Maximum Height	5.75m	6.28m
Rear Garden Area	50m ²	35m ²
Car Parking Provision	One space	One space

4.13 The increase in height of the building from that existing is a result of a pitched roof. The existing flat roof is unattractive and also provides maintenance issues. It is contended that the proposed building with a slate tiled pitched roof will enhance the visual characteristics of the building, and have a positive effect on the surrounding area.

4.14 The increase in floor area is at ground floor only. This provides for a greater internal living area and due to the necessity of a ground floor toilet for Part M of the Building Regulations, but does reduce the amount of private amenity space afforded for the proposed dwelling. However this does not impinge upon the space provided to the rear of the existing flats within No.108 Aldwick Road. The amount of private outside amenity space for these flats have been previously accepted by the Council, and it is considered that outside space of 35m² is appropriate for a new 2-bed dwelling in this location.

4.15 The proposed building would not constitute an overdevelopment of the site and the resultant built coverage of the site would not be out of character with that of surrounding plots within this urban area. This revised proposal would not appear cramped or out of character with the surrounding area. The site is at a backland location with access via a private unmade roadway. Therefore, although visible to passing neighbours, the new building will not be prominent in any public streetscene. In any case, it is proposed to provide a building of improved appearance to that existing, and therefore it is envisaged that the character of the area will be enhanced by this proposal.

4.16 The proposed development would have no greater impact on neighbouring properties than that previously permitted. The separation distances to neighbouring properties in Aldwick Road and 'Bickleys Court' would be retained. In addition, the building height would be only slightly higher than the existing building, and no first floor windows are proposed in the south elevation of the building. The main windows serving first floor bedrooms would be to the front (north) elevation, with the side windows serving the bathroom and stairway being obscure glazed. A condition restricting this would be accepted by my client if the Council require.

4.17 Therefore it is evident that the proposal would not cause demonstrable overshadowing, overbearing effect, or an undue loss of privacy to neighbouring residents.

4.18 No parking or highway safety concerns were raised by the County Highway Engineer when BR/46/04 was originally considered. However it should be noted that the site area has now altered, with the parking space provided for the new dwelling falling outside of my client's control. However, this situation has been in place for many years with my client being able to use this parking space without any problem. Although the proposal would result in one more bedroom, this is not a substantial increase, and it is not envisaged that this will necessitate the provision of further off-street car parking. In any case, the proposal provides a parking provision within the standards adopted by the Council.

5. CONCLUSIONS

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site. The scale of the existing building will be retained within the proposed new build, but the overall design, construction and standard of accommodation being substantially improved.

5.2 The revisions made are not a substantial departure from the plans previously approved, and the proposal does not conflict with the Development Plan policies. The proposal would enhance the character of the area, and would not impact upon neighbouring residents amenities.

5.3 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit

summarised, are incorporated in to the report.