

Application N°: BR/176/15/PL

**RETENTION OF EXISTING HOUSE AT NO.57
VICTORIA DRIVE AND REPLACEMENT OF
APPROVED REAR DOUBLE GARAGE WITH
NEW SINGLE GARAGE**

**Site Address:
57 Victoria Drive
Bognor Regis
PO21 2TQ**

Ref: VicDr/CP

**DESIGN & ACCESS
STATEMENT**



COUNTERPOINT
ARCHITECTS LIMITED

DESIGN & ACCESS STATEMENT

This statement has been prepared to support an application to change the housing development at 55 & 57 Victoria Drive Bognor Regis previously approved under BR/217/07 & BR/389/07 & BR/313/14. This proposal comprises the retention of the existing house at No.57 Victoria Drive and the construction of an associated new single garage to replace a previous approved double garage.

This statement follows the standard approach to form and content; this being the **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance**.

Physical Context

Victoria Drive remains a predominantly residential street running from Aldwick Road to Chichester Road and is within easy walking distance of Bognor Regis town centre where there are full commercial facilities and transport links. Originally it consisted of spacious residential dwellings that occupied generous plots but has changed dramatically over recent years. There is now an eclectic mix of smaller and medium sized houses and flats (some in relatively large developments) and, whilst some original properties remain, others have been converted to a variety of uses.

Victoria Drive has a varied street scene with a mixture of building styles. Most properties are 2 and 3 storeys and a mixture of flats and houses but there are also educational facilities (Bognor Regis nursery school), religious facilities (Bognor Regis Baptist Church) and healthcare facilities (Shaw Healthcare).

The site is just south of the junction with Marshall Avenue and extends approximately 30m to the west. The site is level and bordered by existing houses to the north, a new access road to the south and new detached houses to the west previously approved under BR/217/07 & BR/389/07.

Amount of Development

The application site measures approximately 322 square metres.

It is proposed to retain the existing 4 bedroom dwelling house at No.57 Victoria Drive, and construct a new associated single garage. It is proposed to refurbish the existing house, providing new kitchens and bathrooms as well as new floor and wall finishes.

The overall amount of development has reduced from previously approved applications as the current application proposes a single garage rather than the previously approved double garage.

The amount of development is deemed suitable for a site area of this size.

Layout and Scale

The new proposal does not include any structural changes to No.57 Victoria Drive and does not include any changes to fenestration. Minor internal upgrades and improvements are planned which will help preserve the original layout and exterior appearance of the building.

The proposal includes a new single garage in the garden of the property. A structure of this size and scale is common for a property of this size and its position to the rear of the property off the new access road will allow easy access to it from the rear garden.

Landscaping

The site is relatively well screened from neighbouring properties by the existing boundary fencing and walls. Existing planting will be retained, restored and reinforced as necessary with new additional planting planned for the rear of the property to soften the visual impact of the new approved detached and semi-detached dwellings from application BR/389/07.

A generous rear garden allows for the planting of larger shrubs and trees which will offer the house and neighbouring dwellings improved visual amenity. The garden includes space allocated to hard

standing to provide access paths and storage areas for waste/recycling bins and bicycle storage. The property also benefits from a large front garden which offers additional outdoor amenity space for the dwelling.

Appearance

It is not proposed to alter the appearance of No.57 Victoria Drive beyond any maintenance or remedial works. The design of the proposed single garage will follow the design principles of the previously approved double garage with size, scale and materials following the design principles of the approved new dwellings to the rear.

Response to Context & Relevant Planning Policy

The existing house at No.57 Victoria Drive forms an important part of the Victoria Drive street scene and is in keeping with the established character of the area. Furthermore, the existing house is structurally sound, and aesthetically pleasing, and within the context of preserving the established character of the area and not causing unnecessary environmental waste, it would seem unnecessary to demolish such a building.

The new proposal neither increases nor decreases the number of dwellings at the site and proposes no material changes to the exterior of the house and can therefore be seen as neutral within the context of planning policy.

The site lies within the defined Built Up Area (as defined by the Arun District Local Plan February 2014) and there must therefore be a presumption in favour of development in line with the saved Policy SD SP2 of the Local Plan 2014.

Access & Parking

The site entrance is to be maintained in its current location (previously approved) and the proposed changes will not alter traffic loads. Access still fully complies with Part M of The Building Regulations. Hard standings around the dwellings are unaltered and ensure that all users are treated equally, be they wheel-chair users, those with baby transport, the ambulant elderly or the able bodied. The arrangement of the dwelling and its parking provision will ensure that all occupants have equal and convenient access and will meet both the current and future needs of the occupants.

The detailed design of the access was approved under BR/389/07 and still reflects the recommendations of West Sussex Highways & Transport following the Stage 1 Safety Audit and designer's response. As such it meets the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency service will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.

Parking considerations have provided 3 parking spaces (including 1 garage space) for No.57 which has not compromised the parking requirements for the rest of the new development. It is deemed that the parking provision is ample for a house of this size but any temporary additional parking requirements can be easily absorbed by the road side parking provided by Victoria Drive.