

33 SHELLEY ROAD, BOGNOR REGIS

New 3/4-Bed Dwelling, Drive and Access Way

STATEMENTS:

DESIGN AND ACCESS

1.0 Design Principles

The mass of the building is similar to the bungalow at No. 29 and respects the nature and location of this adjoining building. It is also low and stepped next to No. 33 in order to maintain openness and light. There is provision for 2 parked cars along a long drive.

The ground floor has living and bedroom accommodation, with Life Time homes in mind. The roof floor has 2 bedrooms and one bathroom. It is designed with front and rear aspects and with room sizing in mind to make it a long term family home.

The roof floor eaves have been designed to reflect no.29 with sceilings keeping the scale of the building low. The proposed building is therefore designed to reflect local materials, scale of buildings on both sides, aspect and off street parking.

To prevent overlooking from no.33, obscure glass will replace the clear glass to the east elevation first floor window and the panes fixed. A close boarded fence will also be provided of a minimum 1.83m in height between no.33 and the new dwelling.

2.0 Site Context

There are different styles and types of buildings along this road.

The site is used as part of the garden to no.33. It segregates well into a building plot with a good garden to the new plot and to the rear of no.33.

3.0 Access

Off street parking for 2 vehicles is proposed. A path will be provided from the highway to the front door with ramped access to this door. The internal arrangement is designed to meet Building Regulations with potential sanitary, cooking, sleeping and living accommodation provided at ground floor level.

The location of Shelley Road is good for local parking and close to bus transport, local shops, park and the seafront.

LANDSCAPING

The site generally will be cleared of lawn, features and shrubs except to the rear of the site (trees and retained shrubs) and select trees to the front boundary where in good condition.

A new 1.83m high close boarded fence will be installed to segregate the site from no. 33 and to other boundaries where necessary.

The site will be turfed front and rear.

Paths on the site are to be of sandstone or similar and the drive of concrete pavers and kerbs.

A closed boarded enclosure will be provided for the refuse wheelie bins.

PLANNING

Following outline consent in 1989 (BR/341/89) for a single unit on this site, further consideration in the form of this application has now been given to the design of this unit, taking into account site layout, sizing, design and appearance of the building and means of access.

Off road parking will be provided and the site will be cleared and laid out to respect adjoining premises.

Earlier this year an application for a house was withdrawn (BR/306/13/). Through consultation with the planning authority, this application now replaces that application.