

Overview of Proposed Development for Land Adjacent to 65b Gravits Lane

The proposed development for the land adjacent to 65b Gravits Lane is a 2-bedroom chalet bungalow. The designer, Ian Everard, lives in a smaller house with a similar layout (with the exception that the kitchen is separate) and finds it works very well as a home. The proposed design of this new build includes an open-plan lounge, diner and kitchen that will facilitate even more comfortable living for its inhabitants.

Policies

Ian Everard spoke to the duty planning officer earlier this year and was informed that none of the Arun District Council's policies covering the site in the local development plan have changed since the period 2008-2011 when the site had planning permission for a chalet bungalow of the same footprint. Additionally, the site is not in a conservation area.

Layout

The scheme is highly feasible based on the experience of the designer and his wife who live in a property of very similar layout but smaller size. In comparison, the proposed property has the previously mentioned benefit of open plan lounge, diner and kitchen and has larger bi-fold doors opening onto the rear garden, off-street parking, access to the rear garden, larger bedrooms and larger ground floor toilet / stroke utility.

Market Demand

On speaking to 4 established local estate agents – Whiteheads, Gilbert & Cleveland, Whitlocks and Glyn-Jones – they all concurred that a new build 2-bedroom property with this layout in a mature road would be in great demand.

Brief History of the Site

The site was previously the side garden of 65b Gravits Lane, but was left unkempt with various concrete shed and garage bases still evident.

No land contamination has been found and every square metre of the site has been examined.

There are no utilities above or below ground except for a new electricity supply for the proposed dwelling.

Neighbourhood Impact

Street Scene

In the street scene, there is a large gap between 65b Gravits Lane and 67 Gravits Lane. The proposed plan leaves a reasonable distance to the boundary of the adjoining property (67 Gravits Lane), which is a greater distance than the space between houses 67 and 69, 69 and 71, 71 – 73. The boundary on the east side of the proposed property is set back from the boundary unlike these three spaces where the properties' flank walls on the east side are on the boundary lines. Given the spacing plan, the designer does not believe this property increases the density of the neighbourhood.

The street scene include in the application has A4 colour photographs of each property and the plot (and are at an approximate scale of 1:50). The photographs show clearly how the proposal would fit into the street.

As can be seen on Plan 5 (proposed street view) the ridge height is lower than the properties either side (65b and 67). The frontages of the existing properties on this side of the street all have very similar original design detail of painted decorative render and pebble dash. The designer has continued this theme with the proposed house.

Finally, it was considered that plain roof tiles would suit the street scene best as that is the roof finish of all the properties on this street scene with the exception of 65b which was originally slate, but had been replaced approximately 30 years ago with interlocking concrete tiles. (The proposed specification of all the remaining external finishes is included in the planning application form.)

Parking

Having observed the street for many months, there has never been any on-road parking issues and there has always been spare, marked parking spaces.

Impact on the Neighbours

The site has been observed from December 2013 to August 2014 on an almost daily basis.

There will be a small loss of light for the neighbouring property, 67 Gravits Lane. To mitigate the loss of light, the proposed house is set back 2 metres from the rear corner of 67 Gravits Lane (as can be seen from the site plan). Additionally, as mentioned above, the proposed new build will be a greater distance from 67 Gravits Lane than the other homes on the street are from each other. Consideration will also be made on the selection of roof tiles to enhance the reflection of light.

Overall, the positive impact of a new house and a landscaped garden will outweigh the small loss of light for 67 Gravits Lane given that the site will be a pleasant addition to the street compared to the derelict garden that was previously there.

With regards to the impact on 65b Gravits Lane, the dormer was placed on the west side as there are no roof windows or ground floor windows / doors on the flank wall of 65b.