

Planning,

DESIGN & ACCESS STATEMENT

FIVE NEW DWELLINGS

LAND AT 34 DORSET ROAD

BOGNOR REGIS

WEST SUSSEX

PO21 2DU

BACKGROUND INFORMATION & PROPOSED USE

The proposal is to demolish the existing dilapidated commercial unit and construct five new dwellings for the private rental market.

Dorset Road is predominantly residential in character. The application site has mixed residential and commercial boundaries.

The site is located close to the centre of Bognor Regis. The railway station and full range of local amenities are a short distance to the south east of the site. Schools and colleges are located a short distance to the north west of the site.

The site falls within the definition of Previously Developed Land (PDL).

The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance.

The proposed style and design of development in this locality would be appropriate and would assimilate well with the existing pattern of development which is characterised by small terraces of dwellings, and the street scene.

We understand that previous planning permission has been granted for residential redevelopment of the site.

RESPONSE TO CONTEXT

In accordance with the Local Plan Area Policies, the proposed development will preserve and enhance the character and appearance of the surrounding area. The houses have been sympathetically designed to maintain the physical and social characteristics of the neighbourhood.

AMOUNT OF DEVELOPMENT

Three number 2 bed, 2 storey, terrace houses and two number 3 bed, 2 and a half storey terrace houses.

LAYOUT/SCALE/STREET SCENE

The relationship with the neighbouring properties will not be adversely affected.

The scale of development is in keeping with the surrounding area.

The impact on the street scene is relatively small.

LANDSCAPING

The rear gardens will comprise of patio areas and lawn.

The front parking areas will be landscaped to included tree planting etc.

APPEARANCE

The materials will comprise of :-

Walls – brick.

Roof- concrete tiles.

Windows and doors – UPVC double glazed.

Guttering and downpipes – black plastic.

ACCESS

The existing access from Dorset Road, will be re-used. We consulted the highways dept in this respect.

CONCLUSIONS

The character of the surrounding area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers.

Date of Report: 14th July 2010

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