

PLANNING, HERITAGE, AND DESIGN AND ACCESS STATEMENT

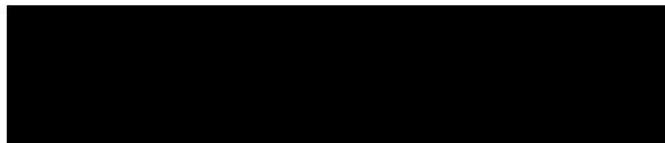
Prepared by R&R Design Studio on behalf of Annandale Developments

For a proposed new 3-bedroom Dwelling at:

LAND TO REAR OF 86 ANNANDALE AVENUE,
BOGNOR REGIS,
WEST SUSSEX,
PO21 2EX

Rev B

R&R Design Studio Ltd



6 Kipling House, Newlands Avenue,

Waterlooville, Hants. PO7 5FY



THE SITE - Existing

- The application site is located within an established residential area of Bognor Regis. It is situated between Longford Road and Annandale Avenue, next to Chichester Road.
- The site comprises of an existing residential building and garden area to the south-East of the property. The land identified for the proposal is to the South-East of the site which currently forms part of No.86 Annandale Garden. The topography of the site is mainly flat comprising of soft and some hard-landscaped areas.
- The majority of the boundaries are mostly defined by close boarded fencing with some low-level brick walls and a short belt of vegetation to the North of the site that faces Chichester Road.
- The site has an area of 465 square metres (0.11 Acre).



Existing site plan showing the local context and urban grain.

THE SITE - Proposed



Site plan showing the area proposed for development.

Opportunities

- Close proximity to rural areas
- Potential to re-develop and provide much needed housing
- Close proximity to Hotham Park
- Close proximity to train station
- Close proximity to main shopping & beach

Constraints

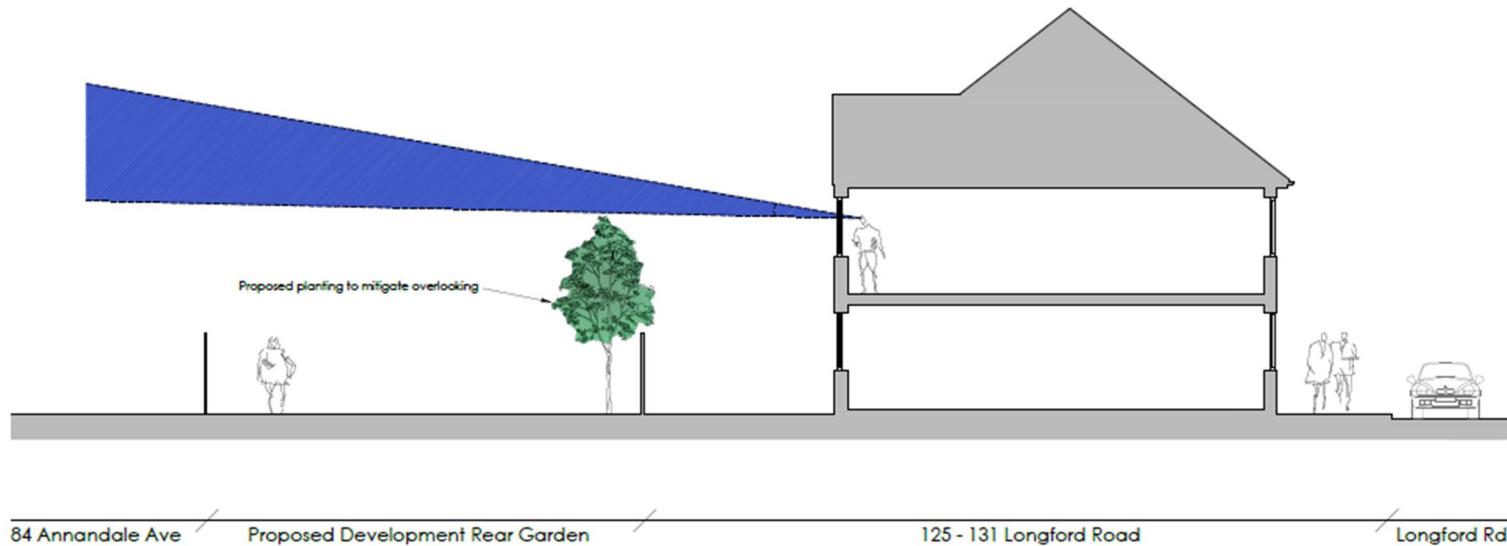
- Maximum 2 storey dwellings

THE CHARACTER OF THE AREA AND LOCAL CONTEXT

- The surrounding area is residential in nature and consists of a variety of house types. As can be seen in the following photos the adjacent houses are for the most part relatively modern, post war housing consisting of a mix of detached and semi-detached, comprising mainly of two storeys. Longford road, Annandale Avenue, Chichester Road and the adjoining roads have a mix of architectural styles ranging from the 1950's- 2000's with a mixed palette of materials such as render and brick facades and clay, slate and concrete roof coverings.
- Below is a selection of images from Longford & Chichester Road and the immediate surrounding area:

OVERLOOKING

- Overlooking from neighbouring properties into the amenity area of the proposed property has been mitigated with the proposal of strategic tree planting:



CONTEXT OF THE SITE - Photographs



1. Longford Road looking North towards a neighbouring property



2. Longford Road looking South-West towards a neighbouring property and corner of the site



3. View of the front of the site looking down Chichester Road



4. View from Chichester Road of No.86 Annandale Avenue and surrounding properties



5. View of the front of the site looking South-West from Gordon Avenue



6. View of the rear garden of No.86 and the proposed site for the new dwelling

THE PROPOSAL

- Planning permission is sought for the erection of one detached, three - bedroom dwelling, with on-site allocated parking. Pedestrian access to the site will be via Chichester Road with the vehicular access being from the established access on Annandale Avenue. The proposal involves the re-distribution of No.86 Annandale rear garden. The proposal also includes the provision of secure cycle and bin storage.
- **Development Objectives**
 - To provide much needed family accommodation in a sustainable location.
 - To provide the most efficient use of the site whilst ensuring that unacceptable harm to the amenity of the neighbouring properties is not compromised because of the development.
 - Proposed accommodation to provide good standards of residential amenity to the occupants by providing quality outdoor space and efficient interior layouts.
 - Create a high-quality development that is appropriate to the character of the local area, utilising high quality building materials and standards of design.
- **Character and Appearance**
 - The development proposal will ensure that the density, mass and height of the proposed dwellings are appropriate and in keeping with some of the existing dwellings in the immediate area.
 - To minimise the impact of slightly higher ridge heights than the adjoining owner, the new dwellings have been set back which therefore provide a smaller sense of scale on the overall dwellings.
 - The increase in height is to reflect the need to address the requirements under the Flood Risk Assessment.
- **Residential Amenity**
 - The avoidance of loss of amenity privacy to existing dwellings has been an important design consideration. The new proposals provide a reasonable landscaped garden whilst minimising overlooking into neighbouring properties.

DESIGN MATERIALS

A palette of brick & render is being proposed on the dwellings complimenting the contextual materials of neighbouring properties. This will ensure a low maintenance facade.

Windows and doors are white UPVC frames in keeping with neighbouring properties, with slate colour roof tiles to compliment the materials on the neighbouring properties.



Proposed North-East Elevation
1:50



DESIGN MATERIALS - Schedule



1 Walls:
Wienerberger Chartham Multi Facing
Brickwork



2 Walls:
Ivory White Render



3 Roof:
Marley Modern Roof Tiles



4 Windows:
Thermally Broken White
UPVC Windows



5 Boundary Treatment:
Close Board Fencing



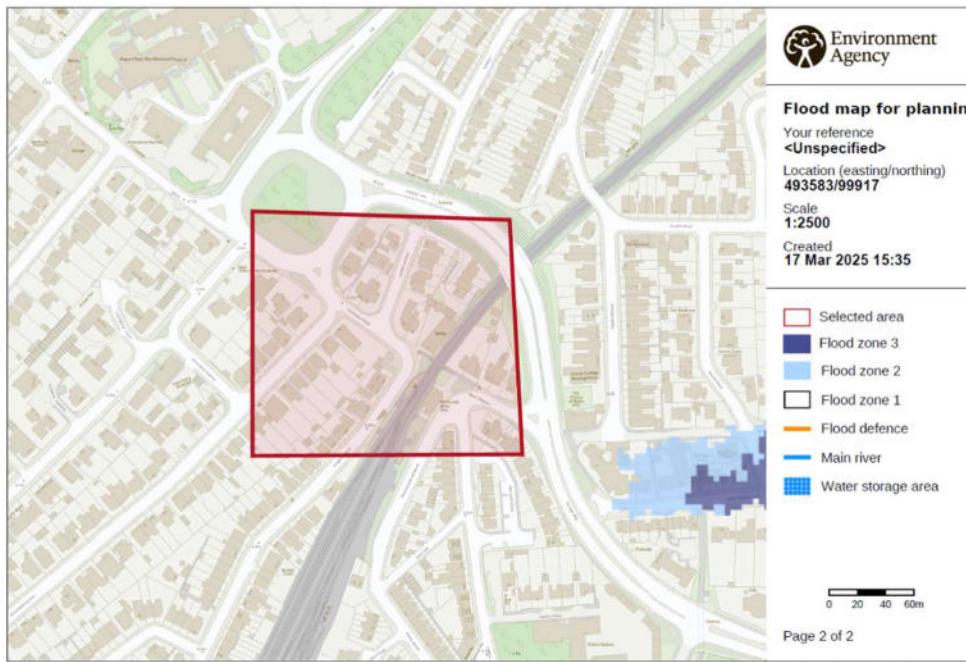
6 Access Drive & Hardstanding:
Permeable Paving

TRANSPORT AND ACCESS

- The proposed scheme has been developed with transport in mind. The main elements addressed are as follows:
 - Existing dropped kerb retained to allow for direct private parking to the rear of residential dwelling.
 - The new dwelling will provide two dedicated parking spaces with associated hard standing.
 - The new dwelling is to be provided with secure cycle storage.
 - Dedicated bin collection will be provided to the rear of the property with access from Chichester Avenue.

FLOOD ZONE

- The proposed scheme does not fall within a flood zone.



HERITAGE STATEMENT

- No. 86 Annandale Avenue is a locally designated building of character. As such policy HER DM2 is relevant and states that alterations or extension of the building character will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. Also, that features of such buildings which contribute to these interests will be preserved.
- Paragraph 189 of the national planning policy framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Para 190 then requires that local planning authorities identify and assess the particular significance of the heritage asset that may be affected by a proposal. It is then necessary to consider the level of harm associated with the proposal and if there is 'less than substantial harm' or 'substantial harm' it is necessary to assess the level of public benefit (paragraphs 192-196).
- The property is a detached two storey corner property with a double, full height bay frontage. It has a mixture of light brown/orange brick, grey render with darker brick decorative detailing at first floor. The lower half of the front bays are contrasting white painted render which echoes the white painted render.

It is concluded that proposed scheme will not have a detrimental effect on the existing buildings aesthetic.

SUSTAINABILITY

- Efficient Design

The proposed scheme is designed to exceed current building regulation standards whenever practicable to make the homes as energy efficient as possible. The methods implemented will be as follows:

- Additional levels of insulation and high standards of air tightness
 - P.V solar panel array
 - Electric vehicle charger
 - Air Source heat pump
 - Rainwater harvesting
 - Dual flush WC's
 - Flow restricting taps
- High rated doors and windows
 - Low energy lighting
- Effective passive ventilation

REFUSE STRATEGY

To ease collection of refuse the new dwelling will have dedicated areas within the rear of the property for the storage of general waste and recycling bins, to ensure a prominent level of recycling and overall reduction of waste throughout the development.

CONCLUSION

The proposal is a culmination of an iterative design response to the parameters of the site and context. The site in its current condition has a large under-used garden which would provide a suitable site for development. The intention is that the proposed scheme will seamlessly integrate with the area through a high-quality architectural design.

The proposal will comprise of one dwelling orientated to provide access from Chichester Road whilst minimising overlooking into neighbouring properties.

The design of this development is considered to add a positive contribution to the local area providing an attractive suburban place to live. The proposed design complies with the policies of the Arun local plan and with the principles set out in Arun's Local Development Framework.