

DESIGN AND ACCESS STATEMENT

Incorporating the drainage Statement

On Behalf of Orchard Enterprises Southern Ltd

For The erection of two 1 Bedroom and two 2
Bedroom houses on Land at
9 Westloats Lane, North Bersted, Bognor Regis

Dated 23rd July 2018

Proposal

This proposal is for full planning permission for the demolition of the existing run down building and the erection of two 1 Bedroom and two 2 Bedroom starter homes. The applicant hopes that this design access statement will serve as a useful guide for the local planning authority, statutory consultees and the general public.

Use

General:

The site is currently laid out as a small detached house on a mature plot.

The plans to this application show that the site can easily accommodate the proposed housing and would be more in keeping with the surrounding properties.

The site is in a long established residential neighbourhood with a mix of terraced and semi detached housing styles and types. The site is located close to local amenities, with bus services running close by. Bognor Regis Town Centre and North Bersted are all within a short distance.

Policy:

The current national planning policy guidance Planning Policy Statement 1 (PPS1), Delivering Sustainable Development and Planning Policy Guidance (PPG3), highlight the need for not only a more efficient use of the land, but a priority for the use of brownfield sites, and the importance of inclusive and sustainable communities.

The current West Sussex Structure Plan 2001-2016 makes specific reference in policy LOC1 for the need to locate new development within towns and villages particularly through the reuse of previously developed land. It goes on to highlight the need for infilling provided that the impact on the character of the area and the environment, resources and assets of the county is acceptable.

The application falls within a sustainable location and, therefore it is felt complies with all the national and regional policies.

Amount

This Proposal is for a 2 x 1bed Houses and 2x2 bedroom houses

Size of site 456 m² / 0.046 hectares

Footprint 137 m²

Planning Policy Guidance Note 3 (PPG3) Housing under section 57 ‘making the best use of land’ encourages local authorities to “avoid developments which make inefficient use of the land” and also “encourage housing developments which make more efficient use of the land (between 30 and 50 dwellings per hectare net)”.

The proposal is for a two storey block consisting of two back to back 1 bedroom houses, one 2 bedroom mid terrace house and one 2 bed end of terrace house. All four properties have their own private outside amenity space.

Layout

The plans accompanying this application demonstrate that an attractive well designed property can easily be accommodated on the site. It should be noted:

1. All rooms will be substantial and afforded with plenty of light.
2. The kitchens will overlook the front gardens in the two bedrooms.

Scale

The proposed plot will comfortably accommodate the proposed dwellings whilst maintaining comparable distances to boundaries. The proposed new properties fit all the new space standards for internal and external space.

The building will fit well in to the street scene and the roof design has been kept low to minimise any impact on the surrounding properties.

Appearance

The proposed building will be finished in face brickwork with White Upvc doors and windows

The building has been designed so as not to overlook adjoining properties.

Access

The application site is in walking distance of all local bus routes and shops, with the cycle storage sheds it is hoped that residents will use more sustainable forms of transport.

The developer has been mindful of the Disability Discrimination Act (DDA) 1995 and relevant updates from 2005 and has complied with access to and use of buildings, Approved Document M.

In accordance with ODPM Safer Places- The Planning System and Crime Prevention the applicant also feels that the design of the house allows for natural surveillance providing residents with a safer environment in which to live.

Drainage statement

In line with currently planning policy a trial hole will be excavated on site to monitor ground water levels during the winter and spring period.

It is intended to dispose of surface water from the roof into suitably designed soakaways. All hard landscaping to be permeable.

Foul water is to be connected to the sewer system

Conclusion

The demolition of the existing rundown property and its replacement with new build properties makes more efficient use of the land and will remove an eyesore from the street scene. The proposed new properties fit onto the existing site in line with current space standards. The new dwellings are to be constructed to a high quality and be of a scale and design appropriate for the area in which they are located. The proposal complies with the relevant development plan policies in that it will have no adverse material effect on the visual amenities of its location nor would it have an adverse impact upon the surrounding properties. The site location is within the built up area with all services and amenities within easy reach.