

DESIGN AND ACCESS STATEMENT

for

Erection of 1 number 3 bedroom house on land to the west of 6 Seafeld Terrace

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

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Commissioned by:

Regent Property Holdings Ltd

Dated:

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Proposal

This proposal is for full planning permission for the construction of 1 new house in place of existing garage and hard stand within the curtilage of 6 Seafeld Terrace.

Use

The existing property has:

- a) an existing domestic residential use and remains unaltered;
- b) 2 existing driveways, one of which is retained for the existing house, the other will be used by the new dwelling;
- c) an integral garage and a detached garage: the integral garage is being retained for the existing house;
- d) a hard standing for 1 additional car in front of its integral garage which is being retained, and a hard standing in front of its detached garage which will be used by the new house;
- e) a South facing rear garden which is being retained.

The new 3 bedroom house will have:

- a) a domestic use;
- b) 3 bedrooms, 3 bathrooms, 1 WC's, a living room, a dining room and a kitchen;
- c) its own private south facing garden;
- d) access from the existing second driveway. There is therefore no new access.
- e) parking for 1 vehicle on the existing hard standing.

Similar proposals for 3 bedroom houses on the same area of land have been submitted under references BR/299/08 and BR/124/02. Both applications were essentially refused for being overbearing on adjoining properties owing to the window in the side elevation of the adjoining property.

When BR/142/08 was appealed, the appeal inspector, Ms Holden, concluded that *"there is no objection in principle to a more intensive use of the site"*.

Amount

Proposed new house:

The proposed 3 storey part of house fronting Stoker Road is 500mm lower than the existing house at 6 Seafeld Terrace being 8.8m.

The proposed 2 storey part of the new house is circa 1m lower than the houses adjoining to the West being 7.4m.

It has a maximum width of less than 7.25m leaving a 850mm access path along the west boundary.

The 3 storey rear part has a shallow roof to minimise the height of the rear of the house.

In comparison to previous submission:

The previous scheme had a 3 storey part only 3 meter from the adjoining neighbour's window. We have made the same part of the house 5.5m away.

The three storey section is also 3.5m less deep than the previous scheme which can be clearly seen on the East elevation plan. The adjoining /existing house at 6 Seafield Terrace can clearly be seen projecting in front of the proposed scheme.

The nearest part of the proposed house is 2m from the neighbour's window but it is only 2 storeys and leaves some 120 degrees of unobstructed window area facing East South. The nearest part of the propose dwelling is to the North/East of the neighbour's window. These design features minimize impact on the window. The position of the adjoining windows has been imposed on the first floor layout plan.

We have also formed mini barn ends to the roofs of both parts of the new dwelling to reduce the massing of the scheme.

Layout

The layout of the site involves:

- a) maintaining the existing house in its current form which is a sustainable proposal;
- b) providing each of the 2 houses with enough private gardens;
- c) there is no overlooking from windows because there are no West facing windows.

When BR/142/08 was appealed, the appeal inspector Ms Holden, concluded that *"adequate amenity space for both the new and the host dwelling could be provided"*.

Window in adjoining Property:

We are not currently sure that the northern of the 2 windows in the neighbour's East elevation is a habitable window.

On every site inspection both windows in the East elevation were closed with blinds drawn.

Both windows are behind a wall which is approximately 1.6m in height.

Both windows are behind tress and bushes and are completely obscured by foliage in the summer.

To minimize the impact that any windows in the South elevation may have on the windows of adjoining properties, the new windows are sighted on part of the building that slopes away from adjoining property. However the windows themselves project outward and face South rather than South West towards the neighbours.

Other:

The layout shows there is ample space for parking (WSCC guidelines are now for maximum number of spaces).

There is plenty of space for bike and bin stores outside the kitchen on the West boundary.

WSCC have no accidents recorded at this location so we presume there will be no problem with access which is existing in any event. Additionally, all the other houses in Seafeld Terrace have similar access arrangements.

Landscaping

There is already extensive vegetation all around the site. No significant trees will be removed to enable this proposal. The proposal will be planted and landscaped appropriately. In particular climbing vegetation and a 2m trellis can be erected and maintained by planning condition on the West facing wall of the proposed dwelling that faced nearest the window in the adjoining property (as shown on the proposed West elevation plan).

Scale

The garden is easily capable of accommodating such a structures as demonstrated by the plans and the comments from the appeal inspector.

The gardens' sizes, access arrangements and car parking spaces all fit within guidelines.

The car parking space is 4.8m by 2.4m and leaves plenty of scope for access on both sides.

Appearance

The external appearance will be as shown on the elevation plans.

Stocker Road is of mixed style but the front elevation has been dressed with a bay window on the western side to pay homage to the adjoining building whilst the eastern section matches the rest of Seafeld Terrace.

Additionally,

- a) the proposed structures is set back from the highway with parking in front;
- b) the western part is in line with the house to the West whilst the eastern part is in line with the existing house at 6 Seafeld entrance. This prevents any unattractive kinks in the building line which is otherwise fairly consistent within Stocker Road;

c) the proposal is designed to look like a typical Sussex seaside house. The varying roof pitches serve to break up any perceived visual massing. The pitched roof serves to reduce any perceived bulk.

Access

The proposal will be accessed using existing vehicular access points onto the public highway.

The proposal will have a level threshold to the front door.

The proposal will have a flat wide access to the rear garden down the side passage.

The proposal will have at least one bathroom with suitable accessibility in accordance with building regulations.

Additionally, the proposal meets the housing need for typical 3 bedroom family units for Arun/Bognor.

Sustainability:

It is notable that the scheme will be sustainable for the following reasons:

Local jobs will be created during the construction;

Local materials will be purchased from local merchants;

The proposal is easily accessible from Bognor schools, hospitals, train station, shops and jobs so limit use of car necessary;

Should you require any further information please contact Regent Property Holdings on either:

