

DESIGN AND ACCESS STATEMENT

Incorporating the drainage Statement

On Behalf of Mr. A. Smyth

For The erection of a 3 bedroom attached House on
Land adjacent to 8 Mead Court, Mead Lane,
Bognor Regis

Date 20th October 2017

Proposal

This proposal is for full planning permission for the erection of a 3 bedroom attached house, on land adjacent to 8 Mead Court. 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 garden land, and is enclosed with close boarded fence to the rear and a flint wall to the side and front.

The plans to this application demonstrate that the proposed property will be of the highest quality, and will also benefit from thoughtful hard and soft landscaping.

The site is in a long established residential neighbourhood with a broad range of housing styles and types. The site is located close to local amenities, with bus services running close by. Bognor Regis Town Centre and Felpham Village are all within a short distance as is the seafront.

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 3 Bedroom attached house

Size of site 196 m² / 0.0196 hectares

Footprint 48 m²

This proposal equates to a density of 50 dwellings per hectare

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 attached house joined on to the end of an existing three storey terrace.

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 living room will overlook the rear garden.
3. The kitchen overlooks the front driveway.
4. All bathrooms will have opening windows.

Scale

The proposed plot will comfortably accommodate the proposed dwelling whilst maintaining comparable distances on all boundaries. The proposed new property fits 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 to two storeys to minimise any impact on the surrounding properties.

Appearance

The proposed building will be finished in smooth render to the ground floor and face brickwork to the first floor to match the remaining terrace with White Upvc doors and windows.

The building has been designed so as not to overlook adjoining properties and steps back from the front elevation, so as to look subservient.

Access

The application site is in walking distance of all local bus routes and shops, with cycle storage, 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 existing sewer system

Conclusion

The proposed new house has been designed to blend into the end of the existing terrace, with the roof line dropping down to reduce any impact on the adjoining properties. The proposed new dwelling is to be constructed to a high quality and be of a scale and design appropriate for the area in which it is 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 diverse character of the surrounding properties. The site location is within the built up area with all services and amenities within easy reach.