

**DESIGN AND ACCESS STATEMENT FOR EXTENSIONS AT ABBOTS LAWN,
SYLVAN WAY, ALDWICK, BOGNOR REGIS.**

SCANNED

17 DEC 2018

Introduction:-

This statement is prepared in support and amplification of the application made by Mr. & Mrs. S. Newman proprietors of Ashton Care Home to explain the application for a Single Storey extension for use as an Office.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan.

Abbots Lawn is a Residential Care Home situated to the north of Sylvan Way on a plot size of 2000 sq.metres.

This statement assesses the criteria of its design in being acceptable and not result in adverse impact on the neighbouring properties.

Amount:-

The existing Care Home has a total floor area of 1154 sq.metres.

The proposal will add an additional recreational floor area of 15 sq. metres to the Care Home in the form of a Single Storey extension.

Layout:-

The office is to be positioned within a courtyard area to the existing front entrance door accessed through a secure gate from the car parking area. The existing office is currently inadequate for its current activities and the proposal seeks to provide an improved area but more importantly providing direct views over the existing security gate to observe visitors and maintain the safety of its residents.

The existing office is to be used for resident's 'records' storage.

Landscaping:-

No alterations are to be made to the current landscaping.

Appearance:-

The proposal is to be constructed in facing brickwork to match the existing Care Home with a new hipped plain tiled roof to match the existing with bonnet tiles to the hips and with the ridge line finishing below the height of the existing lounge extension.

The majority of the proposal is shielded to the south by the existing lounge single storey projection.

An 1800mm wide window has been provided overlooking the courtyard to provide direct views over the existing front entrance door and security gate.

A 1200mm wide window has been positioned within the southern elevation to take advantage of the natural sunlight.

Access:-

There are no changes to the existing access.

Conclusion:-

The proposed extension cannot be viewed directly from any neighbouring property and will provide a necessary improvement to the Care Home's office facilities.

BR / 316/18 / PL

Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement	NO	
2	Biodiversity Survey & Report	YES	
3	Land Contamination Assessment (LCA)	NO	
4	Economic Development Statement	NO	
5	Retail Impact Assessment (RIA)	NO	
6	Flood Risk Assessment	NO	
7	Foul & Surface Water Drainage Statement	NO	
8	Land Engineering Works Statement	NO	
9	Landscaping Strategy	NO	
10	Lighting Assessment	NO	
11	Noise/Extraction Assessment	NO	
12	Bin Storage & Collection Provision	NO	
13	Parking Plan	NO	
14	Planning Application Summary	NO	
15	Street Scene	NO	
16	Structural Survey & Conversion Method Statement	NO	
17	Telecommunications Development Statement	NO	
18	Transport Assessment (TA)/Travel Plan (TP)	NO	
19	Transport Statement (TS)	NO	
20	Tree Survey & Arboricultural Implications	NO	
21	Lidsey Foul Water – Environmental Assessment Statement	NO	
22	Validation Checklist	YES	
23	Plan & Drawing Requirements	YES	
24	Historic Environment Records Search	NO	
25	Draft S106 legal agreement for the Pagham Harbour Management Contribution	NO	
26	Heritage Statement	NO	

Updated 09/06/2016

**BIODIVERSITY** NOT PROFESSIONAL SURVEYS
CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:
<http://www.arun.gov.uk/documentHandler.cfm?dld=20118&pflag=docm93jjm4n20118>.

Site Address/Application Reference Number:

Bats**YES****NO**

Has the site been surveyed for bats?

☒☐

Are there any structures on site which have the potential to support roosting bats?

☐☒

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐☒

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'

Barn Owls**YES****NO**

Has the site been surveyed for barn owls?*

☒☐

Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

☐☒

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found in 'Barn Owls On Site: A guide for developers' available at:

<http://publications.naturalengland.org.uk/publication/76007?category=40030>

Breeding birds**YES****NO**

Has the site been surveyed for breeding birds?*

☒☐

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐☒

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers**YES****NO**

Has the site been surveyed for badgers?*

☒☐

Is there any evidence of badgers on or near the application site?*

☐☒

Are badgers commuting through the site to foraging areas?*

☐☒

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

YES**NO****Dormice****Has the site been surveyed for dormice?***☒☐**Is there suitable habitat for dormice on, or close to the application site?***☐☒

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds. Further information can be found in The Dormouse Conservation Handbook available at:

<http://publications.naturalengland.org.uk/publication/80018?category=32020>

Great crested newts**YES****NO****Has the site been surveyed for great crested newts?***☒☐**Is there suitable habitat for great crested newts on, or close to the application site?***☐☒

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<http://publications.naturalengland.org.uk/publication/810429?category=30014>

and the Great Crested Newt Conservation Handbook available from:

<http://www.froglife.org/animals/greatcrestednewt.htm>

YES**NO****Reptiles****Has the site been surveyed for reptiles?***☒☐**Is there suitable habitat on the site for reptiles?***☐☒

Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

http://www.naturalengland.org.uk/Images/Reptiles_tcm6-21712.pdf

ALL SURVEYS ARE WALKOVER SURVEYS
AND
NOT PROFESSIONAL SURVEYS