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No. BR 345 08
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Design and Access Statement
3No New 2Bed Residential Units
Land Between 28-30 Corbishley Road, Bognor Regis, West Sussex, PO22 9HR

Site Context –

The application site currently forms garden areas to 28 and 30 Corbishley Road, Bognor Regis. The area is predominately residential with an industrial estate and shopping facilities nearby. The site is within catchment areas for local junior and senior schools and has a C of E primary school very close. The properties are made up of a series of terraces in a traditional two storey type arrangement with a mix of rendered finishes and face brickwork with concrete roof tiles. The boundaries are made up of a mix between fencing and hedging, the fences to the rear are 1.8m high and the fences to the front are lower. There is a junior school to the rear of the plot with a vast expanse of open playing fields. To the front of the plot is a communal parking area laid to hardstanding and areas of grass.



Local Community –

The immediate area around the site is predominately residential and following a check through the Local Development Plan it became apparent that the site is situated within the development envelope. The current owner wanted to provide appropriate housing for the local area and since the applicant has been renting the existing properties for some time now they know there is an immediate need for further two bedroom properties in this area, these issues have been taken into account prior to the submission of this application although the local authority have not been consulted on a formal basis prior to this application being submitted. As before described the applicant owns the two immediately adjoining properties to the proposal and due to the levels of advertising during the application process it was not deemed necessary to inform any further neighbouring properties prior to this submission.

Evaluation -

The application site is approximately 867.6m2 which will be split between the proposed three properties and the existing two properties. Theses areas allow for good sized private rear gardens and an open plan area to the front garden to be shared by all of the properties. Although these area values may not tally with wider government figures they are inline with the local surrounding area in particular an approval for four houses in Lancaster Place (BR/278/90) which had an impact on rear gardens of properties in Corbishley Road, these can be seen on the above photograph and location plan enclosed with this application.

Amount –

The proposed properties will be traditional two storey structures in a fanned out terrace. The properties will consist of 2 bedrooms and a family bathroom on the first floor and an open plan living room, dining room and kitchen on the ground floor. A w.c will be provided on the ground floor also. The property is likely to attract first time buyers, local professionals and small families due to its location. The internal layout lends itself to be easily maintained and the footprint of the structure has been formed to create a private and secluded garden area to the rear while still maintaining an essence of community to the open plan area to the front.

Layout -

The properties have been designed with non habitable room windows to the front on the ground floor so that these windows can be obscure glazed overlooking the communal area. The main habitable room windows have been positioned overlooking the rear gardens and due to the fan arrangement of the structure it is more difficult for each property to overlook the others.

Scale -

The overall height of the proposal will match the two adjoining terraces. The starting point of the proposed terrace will match the width of the main part of the existing terrace to the south east (no26 Corbishley Road) therefore the roof pitch can be matched. The roof structure itself will be hipped on all sides to further reduce any impact on the existing properties and to reduce the overall mass and bulk. The fanned out design equates to a small principal elevation to reduce perceived bulk and reduce the visual impact from the main public vantage point. The scale of windows and doors will be in proportion with the design of the property as a whole and match those of adjoining properties where possible.

Landscaping -

The main rear garden areas will be soft landscaped as existing mainly laid to lawn with potential flower beds. The area to the front of the properties will have footpaths leading to the principal entrances in accordance with current building regulations, firm and even ground to aid in access for potential disabled users. The rest will be soft landscaped as existing. Any further landscaping will be done in accordance with local policies and any subsequent planning approval and designed to minimise any overshadowing of the surrounding properties and complement the existing.

Appearance -

The adjoining terraces have a mix of materials to their main component walls, the terrace to the south east has a painted render finish while the terrace to the north east has a face brickwork finish. It was therefore deemed best to mix the materials on the proposed structure. The first two properties will have a mix of render and face brickwork while the third will be all face brickwork to match the neighbouring properties, this will also help plot a visual planning timeline of the site. The roof tiles will be concrete and coloured to match the surrounding properties. All doors and windows will be white upvc framed in a style to suit the area and drainage items will be black upvc to match existing.

Access –

The application site is ideally positioned for local amenities. There are local shops in a small development at the junction of Laburnum Grove and Durlston Drive a short walk away passing a junior school. However if required by occupants there is also a large supermarket less than half a mile away on Shripney Road. There are bus stops on Corbishley Road a very short distance away with routes heading in both directions, further to the bus routes there is a main line rail station in Bognor Regis 0.8miles from the site with links to most other major towns and cities. The main A259 is a short distance away with vehicular links to Bognor Regis and Chichester, there is a communal parking area to the front of the site and there are no parking restrictions in Corbishley Road. The properties will be no further away than existing properties with reference to the emergency services should they be required to attend at any time. Current building

regulations require ramped approaches and level access to all new properties, with the submitted design this should not be a problem to achieve. The proposal includes w.c facilities on the ground floor. The room sizes are generous to allow for easy movement around standard obstacles like beds and sofas although not large enough to constitute over development of the site.

Conclusion –

The proposal has been carefully designed and has little impact on the amenities of the neighbouring structures and does not have an adverse or overbearing impact on the street scene or wider landscape.

If any non material planning issues arise with reference to covenants, easements or other "private" matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.

It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether "demonstrable harm" would be caused to matters of acknowledged importance.