PLANNING APPLICATION FOR NEW 2½ STOREY 2-BED DWELLING TO THE REAR OF NO. 110 ALDWICK ROAD, BOGNOR REGIS

DESIGN & ACCESS SUPPORTING STATEMENT

1. DESIGN

Introduction

1.1 The proposed development comprises:

- The demolition of an existing semi-detached garage positioned to the rear of No.110 Aldwick Road;
- The erection of a 2½ storey detached building, comprising a garage at ground floor, kitchen and dining/lounge area at first floor, and bedrooms and a bathroom within the roofspace, served by pitched roof dormers.

Use

1.2 The proposed development provides a new 2-bed residential unit whilst retaining on-site car parking, with access to a private rear access track.

Amount

1.3 The proposal would result in a 2-bed unit above the garage space. The dwelling would have a total floor area of approximately 115m², plus the ground floor garage space. The proposal would increase the residential density of the site in accordance with planning policies.

Layout

1.4 The design concept for this scheme is to provide a further residential unit, which not only satisfies the issues of character, density and market demand, but also creates a scheme of interest and character in its own right with a sense of 'place' for the future inhabitants, together with offering a scheme with the external appearance, materials and accommodation which satisfies the needs of modern living.

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1.5 The internal layout of the building (as proposed) has been sensitively considered in order to protect the amenities of adjacent residents and prospective occupiers of the new units.

1.6 On-site car parking has been retained.

1.6 The form of layout and design has 'secure by design' principles incorporated. Ground floor access would be retained to the rear of the existing main building of No.110.

Scale

1.7 The scale of the new building will be subordinate to the main building of No.110, and will also appear in keeping with neighbouring buildings positioned at the rear of Aldwick Road.

Landscaping

1.8 The existing landscaping of the site will be greatly unchanged by this proposal.

1.9 There are no existing trees or other landscape features that are considered to be of any significance within this site.

Appearance

1.10 The proposed appearance of the building is considered to be wholly relevant to its context, within what is a primarily residential area.

1.11 The design principles utilised have been incorporated following careful consideration of the proportions, materials and style of adjacent buildings.

1.12 It is considered that the proposal compliments the character of the area, rather than appearing incongruous.

1.13 It is noted that the site is not within a designated Conservation Area, or is it an area of particular townscape quality.

2. ACCESS

Vehicular and Transport Links

2.1 The site is sustainably located, close to local facilities including schools, shops, and health centres. In addition the site is within an area with good pedestrian and cycle links, and access to public transport.

Inclusive Access

2.2 The residential units proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities.

2.3 The existing access points will be retained and enhanced (with lighting) to serve the development proposed and the existing flats within No.110. Safe pedestrian / vehicular movement will be ensured.

2.4 The rear access track is a private road without street lighting, and this is soon to be levelled and rolled by the tenants.

3. THE SITE AND ITS SURROUNDINGS

3.1 No. 110 Aldwick Road is currently divided into flats, and benefits from a pitched roof garage to the rear of the site that is accessed via a private access. This access track serves adjacent dwellings, and for access to the rear of properties on Aldwick Road and Richmond Avenue. The existing garage building is adjoining a similar building to the rear of No.112 to the west, and it is of little architectural merit.

3.2 The surrounding buildings are set within plots of a consistent length and width, with a significant built form occupying the surrounding plots. No. 110 is set within close proximity of Aldwick Road retail centre that includes a wide range of varied shopping, financial and professional services and food and drink uses. The wider area has a mixture of housing, from detached properties in mature gardens to flats in managed grounds.

4. PREVIOUS APPLICATIONS

4.1 No.110 was converted into 4 x one-bed flats and 1x studio units following planning permission under application BR/354/90. More recently in 2004, planning

permission was granted for a second floor extension to the building that provides a further one-bed flat to the rear (BR/150/04). A revised application was approved in 2005 to increase the height of the roof of the new second floor flat (approved under BR/150/04) & insert new window to gable end.

5. THE PROPOSAL

5.1 This application is to provide an additional two-bed unit of accommodation above a detached garage to the rear of the site.

5.2 The new dwelling would be served by 2 x pitched roof dormers, one each to the front and rear elevations.

6. PLANNING CONSIDERATIONS

6.1 The proposal is in full accordance with all National and Local Planning Policies and Guidelines. The most significant of which is PPS3 'Housing', which encourages developers to make efficient use of land at densities in keeping with the locality, whilst producing a form of development that would respect the character of the area.

6.2 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

6.3 As can be seen from the layout plan the existing site is of an adequate size to comfortably accommodate a replacement building of a slightly larger footprint. The proposed building, together with the extensions to No. 110 previously granted consent and detailed above, would not constitute an overdevelopment of the site and the resultant built coverage of the site would not be out of character with that of surrounding plots within this urban area. Indeed it should be noted that similar detached dwellings to the rear of Aldwick Road have been approved at neighbouring No.108 (planning ref: BR/46/04) and at No.116 (planning ref: BR/337/03), the latter of which is built and now occupied.

6.4 The proposed extension would not be visible from any public streetscene, as it would

be to the rear of the building of No. 110 and low in height. Although it would be directly visible from the private access track, the proposed design of the building would not adversely affect the built character of the surrounding area.

6.5 Fenestration has been disposed of in such a way as to avoid loss of privacy to adjoining plots. No side facing windows are proposed at first or second floor level. The windows to the elevation facing No.110 Aldwick Road serve a bathroom, kitchen and stairwells, and these can be conditioned to obscure glazed if deemed necessary. The distance to Bickleys Court are such that the front windows serving bedrooms and the lounge / dining area would not cause any excessive overlooking to the residents of this adjacent building. It should be noted that this densely built area has a certain degree of mutual overlooking existing, and this proposal would not significantly exacerbate the situation.

6.6 The form and height of the building proposed would not appear over dominant or unduly bulky when compared with surrounding buildings. The roof form is not overbearing or unusual. Due to the notable separation distances involved to neighbouring properties no loss of light would occur to the windows serving surrounding premises.

6.7 Car parking is catered for within the site. Further the site is sited within a sustainable location with excellent public transport opportunities available close-by.

7. CONCLUSIONS

7.1 This proposal will make efficient use of a previously developed site by providing a new unit of accommodation. Car parking will be retained, and the character of the area will not be adversely affected. Great effort has been made to ensure that Local and National Planning Policies are complied with in all regards. It is considered that a positive recommendation can be made.