

**Planning/design statement for the erection of 8 No. one bedroom flats and six two bedroom flats with access from Durban Road
at: 18 Durban Road, Bognor Regis**

Context

The proposal as stated above is for the erection of 8 No. one bedroom flats and 6 No. two bedroom flats.

This application follows outline approval under reference BR/198/11.

Due to the Councils adopted space standards the proposed building is slightly larger than that approved under the outline application, whilst still maintaining the same number of car parking spaces.

As the concept of a development of this size has already been agreed in principle, it is the detail that needs to be agreed.

Amount

The proposal is a three storey building as before, with two linked blocks with driveway under giving access to the rear car park, and all flats meeting the Councils space standards.

The foot print of the building is 381m² and has a maximum height of 9.02m.

Layout

The building has been designed with a rear car park for 15 cars and an area for a cycle store by More Than Shelters again for 15 cycles.

A bin store will be provided to the south-east of the building within easy access to all users.

The 2 bedroom flats in the eastern block will consist of two bedrooms, bathroom, kitchen/lounge and balcony/garden area. The 2 bedroom flats to the western block will consist of two bedrooms, bathroom, lounge and kitchen together with balcony/garden. All 1 bedroom flats will consist of one bedroom, bathroom, kitchen/lounge and balcony/garden.

All flats will be provided with storage areas in accordance with the Councils standards.

Appearance

As described above the building will be a linked two block development with driveway under similar to that shown on the approved outline application.

The walls will be of brick, monocouche render and cement board cladding. The roof will be a mixture of 7.5° pitched roofs covered with Sarnafil or similar single sheet membrane with PVCu barrage boards.

The windows and doors will be powder coated aluminium, dark grey in colour.

The balcony guarding will be in tinted toughened glass with stainless steel rails.

Access

Access to the site will be off Durban Road, again as previously shown on the approved outline application.

Access to each block will again be off Durban Road with paved paths leading to a level access into the building in accordance with Approved Document M of the Building Regulations.

Access to the upper floor flats will be via an ambient disabled staircase again meeting the requirements of Approved Document M.

Scale

The scale of the building will be similar to that shown on the approved outline planning application and is therefore considered to be acceptable in this situation.

Landscaping

The plot will require landscaping and the layout plan indicates the position and species of tree to be planted, the area for lawn and for patios and paths.