

Residential Development on Land Rear of 10 Downview Road, Barnham

Additional Statement

The proposed development of a reduced height chalet style bungalow at the rear of 10 Downview Road has been carefully considered in relation to the surrounding area and properties. It is considered to be acceptable due to the following:

- The shared driveway at the front of 10 Downview Road and the proposed development, would not change the existing street scene of Downview Road in any noticeable manner. The addition of a low level fence, set well back from the road, would be the only indication.
- The properties in Murrells Gardens that overlook the rear garden of 10 Downview Road(in winter only), will be screened from the proposed property by means of additional evergreen planting. The existing trees will also be kept.
- Both 9 and 11 Downview Road are screened by high hedges and there will be additional evergreen planting.
- The existing property at 10 Downview Road will be screened by additional evergreen planting.
- The division of plots for 10 Downview Road and the proposed property are of a similar size to those of the surrounding area, as there are a variety of different size plots within the local vicinity.
- The proposed driveway to access the proposed property will run down the side of the garage of 9 Downview Road. There will be very limited impact in terms of noise and disturbance due to the screening nature of this garage.
- The proposed driveway will be screened from the rear garden of 10 Downview Road by a fence and additional evergreen planting.
- The main pedestrian access for the rear garden of 10 Downview Road will be via the north side of the property. The south side access will be screened from the driveway by a fence, a one metre gap and additional evergreen planting.
- 9 Downview Road is currently screened by a fence and the driveway is already in use. The property is set back by approximately 2.5 metres from this fence line.
- Backland development has occurred both in Downview Road and within the local vicinity.
- The proposed development represents sustainable use of the current plot.

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This Additional Statement addresses the concerns raised before the original application was withdrawn. The plans have also been amended to show:

(1) The distance between 9 Downview Road and the proposed driveway is approximately 2.5 metres (not 1.5 metres, as shown on the old block plan).

(2) An increased plot size for the proposed property to ensure that it is in keeping with the local character of the area.