

Design and Access Statement

General Proposal in Brief

Erection of a single sustainable carbon efficient dwelling with parking on land to the east of Crinnis House in Sea Road, East Preston.

The proposal is a redesign of EP/123/10 which was refused planning under delegated powers on 24th December 2010. The redesign addresses the original concerns identified by planning application report EP/123/10 and subsequent site meetings with Arun planning officers, and in particular to the re-siting of the new property away from the eastern boundary to the highway. Furthermore the redesign ensures the proposed dwelling responds more appropriately to the established character of the area and acknowledges and enhances local distinctiveness as established by the nearby architecture.

The proposal is to erect a single dwelling approximately 125sqm in floor area comprising a living room, master bedroom with en-suite facility, home office and terrace on the first floor; the kitchen dinning area, 2 bedrooms with en-suite facilities, utility room and separate WC are on the ground floor.

The proposed dwelling is approximately 6.5metres in width by 12.5metres in depth, 7metres to the ridge and 3.5metres to the roadside eaves. The scale of the proposed site and dwelling is characteristic of and directly comparable with all other recent and impending development in the locality and therefore, for that reason, it is not thought to constitute a cramped form of development.

The proposed site is approximately .025 hectare alongside and parallel to Sea Road. It is comprised of the unused overgrown driveway plus a small section of Crinnis House garden. Following the proposed development Crinnis House will still retain more amenity space than most other comparable properties in Seafield Road.

The proposed dwelling is designed to be a very low-energy carbon efficient home that reduces heating requirements and Co2 emissions to a minimum compared to a conventional UK 'standard' new-build house. Maximum energy efficiency is achieved by a "green" Modern Method of Construction using materials that will last the life of the building and can then be recycled for ongoing sustainability.

Other conservation features include rainwater harvesting, airtight construction, and a heat recovery ventilation system all of which result in a design that reflects conscious and responsible environmental forethought, geothermal heating and ventilation are planned should groundwork permit.

The redesign prevents any material loss of privacy or neighbourly impact the proposed house might have. The first floor element of the dwelling to the west has no windows and those in the stairwell to the east are of obscured non-opening glass and, if approved, will be partly concealed behind external louvers to avoid any concerns regarding overlooking.

The proposed development retains all relevant features such as the existing low flint wall alongside Sea Road, trees and hedging will be retained where possible and new planting introduced to retain the local character.

The objective is to ensure the proposed dwelling is a sustainable home with low running costs utilizing the best affordable technology available today for a responsible and sustainable way of living whilst respecting completely local character and values and to remain in keeping with established recent and impending development in the locality.

Location

Sea Road, as appropriate to the proposed dwelling, is classified a class C road within a built-up area boundary. The East Preston Village Design Statement, the Arun District Local Plan and the Local Development Framework Supplementary Planning Document for Areas of Special Character Description Review adopted 2005 describe Sea Road as being without difference for its entire length, which includes the eastern and western sides of the road, irrespective of Areas of Special Character.

East Preston Village Design Statement, which is now a material consideration, classifies Sea Road as Category Area 3 for its entire length, which includes the east and western sides of the road, irrespective of designated Areas of Special Character.

In many instances Character Areas depicted in the Village Design Statement schematic map for East Preston roads change as many as 3 times in the length of a road and in many instances the map of Character Areas will also split a road one side from the other, Sea Lane is a prime example.

Sea Road does not have such disparities not even within Areas of Special Character AREA1 and this is clearly illustrated in the Village Design Statement Schematic Map of Special Character Areas page 25 and also confirmed in the written description of the road. Village Design Statement Appendix 1: Road List with Character Areas and special features pages 17 to 20.

The only reference to an east west split is an observation 'note' made by the appeal inspector when he revoked the planning refusal EP/29/04 for 2 flats at 129 Sea Road. 129 Sea Road was previously granted planning permission, through the customary planning process, to erect a single 2 bedroom dwelling in 2003, EP/66/03, notably Arun planners made no mention of a split characteristic within the sector of Sea Road.

Significantly the inspectors 'note' was not included in the Supplementary Planning Document, Areas of Special Character Description Review 2005, which was adopted after the appeal inspectorate's note; critically however the 'note' was chosen by Arun as the principal reason to refuse EP/123/10 planning permission.

It is therefore considered that the policy used to refuse planning for EP/123/10 was flawed and without grounds or precedent, therefore it is considered that the revised proposal accords with Policy GEN7 as other recent adjacent developments within the same sector of Sea Road and Area of Special Character AREA1 were adjudged to accord.

Site

The proposed site is approximately .025 hectare alongside and parallel to Sea Road. It is comprised of the unused overgrown driveway plus a small section of Crinnis House garden. Following the proposed development Crinnis House will still retain more amenity space than most other comparable properties in Seaford Road.

It is considered that the proposed dwelling is situated in Sea Road and will not be noticeable from within the private gated estate of Seaford Road.

Layout

The siting of the proposed dwelling has been derived from the desirability of concentrating the building on the site to the north of the property and away from the kerbside in order to avoid visual proliferation and any potential nuisance of overlooking issues with nearby properties.

Siting the proposed property to the north of the site maximises solar gain potential for heating and energy and also maximises the amenity space.

Scale

The proposed dwelling is approximately 6.5metres in width by 12.5metres in depth, 7 metres to the ridge and 3.5metres to the roadside eaves.

The scale of the proposed site and dwelling is characteristic of and in keeping with all other recent and impending development in the locality. It is therefore considered that the proposed development does not constitute a cramped form of development but is characteristic of and directly comparable to adjacent established and impending properties.

Appearance

The architecture of the proposed dwelling is modern in concept acknowledging the existing and adjacent 1 Palm Court, Seafeld Lodge, and to the south 129 Sea Road, the Boat House and the impending caravan park house in terms of design and scale.

Style considerations ensure the property respects and better reflects the special sensitivity the location deserves and is better suited to the characteristics of adjacent established development.

Having regard for the relationship of the proposed house with adjacent properties and the need to take full advantage of natural energy sources, the majority of fenestration is located within the southern elevation whereby there is a recessed terrace at first floor level to afford the occupants additional private amenity space.

Design considerations preclude any material loss of privacy or neighbourly impact the house might have. The first floor element of the dwelling to the west is without windows and those to the east in the stairwell are of obscured non-opening glass and, if agreed, partially concealed behind external louvers to avoid any concerns regarding overlooking.

The redesign ensures the dwelling will be well integrated with, and complement, the neighbouring buildings and the location and will not significantly impact on the appearance of the area or detract from it but will enhance and tidy the appearance of this section of Sea Road. It respects completely the local character and values.

The proposed development will retain all relevant features from the site such as the existing low flint wall alongside Sea Road, trees and hedging will be retained where possible and new planting introduced to retain the local character.

Materials

The external materials will reflect the location and adjacent established development to make sure the proposed dwelling will be well integrated with, and complement, the neighbouring buildings and the local area. It will not significantly impact on the appearance of the area or detract from it but will enhance the appearance of the location and respect completely the local character.

Access and Parking

Entryway to the dwelling is from Sea Road as is car parking. A single on site car parking space is incorporated with storage for 3 bicycles; space is available to provide for additional on-site parking without compromising amenity space should it be a prerequisite for planning approval.

Adequate provision for a combination of on and off street parking is available within the immediate vicinity, sufficient to accommodate expected numbers of vehicles at the property.

WSCC Highways Consultation confirms 'the design of the proposed vehicle access would not be anticipated to have a negative impact on highway safety'.

It is confirmed that the proposed dwelling will be designed to accord with the disability act.

Summary

It is considered that the proposed development complies to Development Plan Policies and Local Plan Policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjacent properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

The scale of the proposed site and dwelling is characteristic of and in keeping with all other recent and impending development in the locality.

It is therefore considered that the proposal complies with all relevant policies, as applied to and in accordance with established, recent and impending developments.

In conclusion, I would like to add that I am a long term resident of East Preston with very strong and continuing family and emotional ties to the village; the proposed dwelling is intended for my private family use, so that said, I would not wish to do anything to the detriment of the locality and would welcome your comments and recommendations to that end.