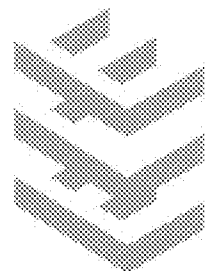


Design & Access Statement

Full Planning Application
for the Construction of a
Single 3-Bedroom Chalet

Land to the side of 20 Lasmar Road,
East Preston,
West Sussex,
BN16 1EY

September 2017



Project Name: Full Planning Application for the Construction of a Single 3-Bedroom Chalet

Location: Land to the side of 20 Lashmar Road, East Preston

Client: Fred Bacon

File Reference: FB/LR/C01

Issue	Date	Author	Checked	Notes
P1	19/09/2017	A King	A King	Planning Issue

Introduction

This Full Planning Application is for the construction of a detached chalet dwelling on a site that currently forms a large side garden to 20 Lashmar Road in East Preston.

The site is currently a mixture of grass and hardstanding, with a series of semi-derelict outbuildings, including two large sheds. The site is accessible directly from Lashmar Road and sits to the north of an access driveway to a series of garages associated with bungalows to the south. Parking to 20 Lashmar Road is currently to the side of the property via a dropped kerb crossing and associated driveway.

The application presents a sensitively designed solution that will create an additional dwelling which is attractive and appropriately scaled, that functions successfully within the setting of the site, and most importantly that fully respect the setting and amenity of all of the surrounding dwellings, in particular 20 Lashmar Road to the north and properties fronting North Lane to the south, separated from the site by the existing driveway and garages.

The single chalet dwelling will add to the supply of residential dwellings within Arun District Council. With reference to the NPPF, in the absence of a 5 year Housing Land Supply in Arun (a position we understand currently accepted by the Local Authority), Local Authorities are required to look at each Planning Application for residential development positively. This application provides an individual dwelling with independent car parking which will contribute to the lack of housing supply within the district with a negligible effect on the surrounding residential area.

Both 20 Lashmar Road and the development proposal will retain suitable rear gardens as part of the development proposal. 20 Lashmar Road retains a garden the same width as the house and of significant depth with independent side access, whilst the proposed chalet will benefit from both a large rear garden and reasonable front garden.

As part of the development, the existing dropped kerb crossover to the parking for 20 Lashmar Road will be closed up and two new dropped kerb crossovers will be created – one for No. 20 to provide two parking spaces to the front of the property, and a further one for the proposed chalet to provide two parking spaces to the south-west of the site.

Drawings provided with the application include a Location Plan, Site Plan, Floor Plans and Elevations of the proposed dwelling.

Assessment

Site Description and Physical Considerations

The site lies to the side of 20 Lashmar Road, directly accessible from the street to the west. The site is very near to the local centre in East Preston and within walking distance of Angmering Railway Station. The site currently is a mixture of grass and hardstanding, with two outbuildings.

No trees will be affected within the site as part of the proposals, but there is a boundary hedgerow and other low level planting that will either be removed or cut back as part of the proposals.

Surrounding housing is a mixture of two-storey houses and single storey bungalows, with a semi-detached pair of houses to the north on Lashmar Road) and detached bungalows fronting North Lane to the south. The rear gardens of the North Lane bungalows are separated from the site by a long driveway accessing a series of garages, resulting in significant separation to the site. To the north, Lashmar Road provides access to a large number of houses surrounding a public open space with a children's play area. East Preston Primary School is opposite, with significant separation to the application site.

There is no defined or overarching style of architecture in the immediate area, with a mixture of simple brick semi-detached houses and render & brick detached bungalows nearby. The surrounding properties all need to be considered with regard to overlooking and amenity issues in the design of the proposed dwelling; however, it is considered that the site maintains a very reasonable and appropriate distance to important elevations of neighbouring properties, with none of the surrounding properties having an overly close relationship with the site.

Planning Policy

The Planning Application conforms to all relevant Planning Policy within Arun District Council. To summarise;

- Government guidance in the form of the NPPF has been fully considered in this design response.
- The principles of the dwelling put forward within this application will help to provide a housing supply to meet local needs in the future. The site should be considered as a 'windfall site', utilising appropriate and developable land within the settlement boundary.
- The scheme provides a single chalet dwelling which is of a suitably high design quality and fully respects the surrounding area. The scheme is designed specifically to the characteristics of the site, with scale and height considered thoroughly to integrate the proposed dwelling with the surrounding area and to create a strong sense of place.
- The provision of 2 car parking spaces is in accordance with parking standards and wholly appropriate to the design of the dwelling. Cycle spaces will be provided within the rear garden in a lockable shed.
- Overall, the proposed scheme provides the opportunity to create a thoughtfully designed residential development with no detrimental impacts.

Design Objectives

The objective of this application is to achieve a full Planning Permission for a chalet dwelling with associated car parking, access and landscaping. It is considered that the principle of development, within the built up area of East Preston, is considered wholly acceptable subject to demonstrating an appropriate scale for a sensitively designed dwelling.

It is considered that the use of the site for a residential dwelling is acceptable, due to the considerable space available within the land forming the boundary of 20 Lashmar Road. The scale and appearance of the proposed new dwelling is particularly important; the dwelling will maintain an appropriate sense of space to the surrounding housing particularly to the northern and southern boundaries, and will be significantly lower in scale than 20 Lashmar Road. The positioning of the dwelling will be considered to ensure that accessibility is addressed and that roof height is limited through careful design to ensure existing residential amenity is protected.

Design Response

Use and Amount

The development proposal provides a single detached chalet dwelling at an appropriate density which is considered entirely appropriate for the location, and is representative of the general character of the immediate area. The dwelling is appropriately sized in order to meet National Space Standards.

The owner of 20 Lashmar Road will stop up the existing dropped kerb crossover and construct a new separate crossover to the west of the house, whilst a new crossover will be created top the south-west of the site to provide two parking spaces for the proposed dwelling.

Layout

The dwelling is positioned to meet a number of requirements; presenting a high quality elevation to Lashmar Road as one would move towards the site, providing appropriate distances to surrounding built form and finally establishing a good level of private amenity space within the proposed rear garden.

The proposed dwelling, a 3-bedroom chalet house, is set successfully within the site and accessed from the existing pedestrian footpath on Lashmar Road. The dwelling sits an appropriate distance from all nearby dwellings, positioned to create appropriate separation distances to all surrounding built form. The specific location ensures no overlooking issues between the chalet and its neighbours, and provides a suitably large rear garden for the proposed residents.

Two driveway car parking spaces are provided for the proposed dwelling to meet parking standards, with a garden shed to be installed within the rear garden to provide two cycle spaces and garden storage. The dwelling will be sub-divided from adjacent properties by the existing fences generally, with a new 1.8m high close boarded fence provided to the northern boundary and a 1.1m high cleft fence to the western front garden boundary with Lashmar Road. New shrub and hedge planting are to be provided within the front and rear garden areas suitable for a single dwelling.

Dustbins and recycling bins are to be stored in the rear garden area; residents will leave refuse and recycling at the site access on collection days only as is the current arrangement on Lashmar Road for all residents.

Scale

Whilst the proposed house is two storeys in height, it is considered to be a chalet dwelling with the eaves to the front and rear elevations at single storey and a mainly hipped roof with the exception of the feature gables. This approach both creates an interesting & dynamic form and minimises scale by restricting the eaves and ridge heights of the dwelling. This both ensures that surrounding residential amenity is preserved, and provides a step-change in scale between the bungalows fronting North Lane and the 2-storey houses on Lashmar Road.

Scale is fully considered in the design solution; the footprint of the dwelling is designed to limit roof height and restrict the prominence of the dwelling both from views from Lashmar Road and from the adjacent housing. In particular, the relationship with 20 Lashmar Road has been carefully considered, with the proposed dwelling presenting a lower scale to 'step-down' in the street-scene.

Appearance

The design and siting of the proposed chalet dwelling ensures no overlooking or overbearing issues on surrounding properties and provides a high quality and useable family-oriented dwelling with a suitably sized private amenity space.

The dwelling is designed with a simple aesthetic utilising high quality materials; red multi-stock brickwork, plain tile-hanging, and single camber plain tiles to the roof.

The elevational solution creates simple but high quality elevations appropriate for the site's setting and respectful of the architecture of the surrounding housing, ensuring that the proposal will fit in well with the surroundings.

Landscape

Generally, the existing landscaping on the site will be retained, particularly to the eastern and southern boundaries. Some hedgerows and shrubs will be either removed or cut back within the site, but these are not particularly visible from the public realm and will be replaced as appropriate including improved tree and hedgerow planting on Lashmar Road.

A water butt will be installed within the rear garden area to encourage the re-use of rainwater. The driveway area and all other hard landscaped areas will be provided with permeable block paving to assist with the surface water drainage strategy. A soakaway will be installed within the rear garden for surface water discharge from the dwelling.

Access

The site is to be accessed directly from Lashmar Road, a residential road accessed from North Lane near to East Preston local centre. There is a bus service nearby providing access to regional centres and Angmering railway station is within walking distance. Both pedestrian and cycle movement is envisaged to be utilised by the proposed residents; secure cycle parking will be provided within the rear garden in a lockable shed.

Access into the site is proposed from a new dropped kerb crossover which will form a shared vehicular and pedestrian driveway to serve the proposed dwelling and the two car parking spaces provided. In addition a new dropped kerb crossover will be provided for No. 20 to provide two car parking spaces. Parking provision is considered entirely suitable for a dwelling of this size and within this location to ensure that there is no on-street requirement for car parking.

The dwelling has been positioned to allow level external access without the need for steps, and falls within the site are designed for the requirements of disabled residents. The dwelling will be designed to comply with Part M of the Building Regulations, including a level threshold entrance door, correctly sized WC facilities, 838mm wide doors to all Ground Floor habitable rooms and wide enough corridors to allow disabled residents and visitors to manoeuvre satisfactorily.

Sustainability

A number of sustainable design features are proposed to be incorporated into the dwelling. The orientation of the building and aspecting of the main living & dining rooms to the east and south maximises the potential for solar gain, natural ventilation and daylight within the spaces.

A condensing combination boiler will be utilised within the dwelling, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps are to be provided to bathroom areas. Locally sourced materials will be used wherever possible, including Sussex stock facing brick and locally grown timber as appropriate. A garden composter will be provided within the rear garden area, and refuse & recycling facilities will be provided within the rear garden on a hard surface.

Crime Prevention

The site is considered to be in a very low risk-of-crime area. However, crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, the proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks to the relevant British Standard. Windows will also have locks to the relevant British Standard.

Conclusion

Overall, this full Planning Application provides a scheme that is minimal in impact in terms of development amount, scale and massing.

The proposed dwelling detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing resident adjacent to the site. The design solution creates an appropriate junction between the 2-storey houses on Lashmar Road and the bungalows on North Lane.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high quality, sensitive chalet house that is visually unobtrusive from Lashmar Road.

The proposed dwelling pays reference to local vernacular and is high quality and thoughtfully designed. As the proposed scheme is entirely in-keeping with the local area, and offers no detrimental impact, it is requested that full Planning Permission be granted.