



Design and Access Statement

For

Construction of new 3 bedroom detached property, with rooms in roof space.

at

37 Orchard Road, East Preston, West Sussex

Background

A Planning application (EP/100/12) was submitted in 2012 for Erection of 1No. 3 Bed Chalet dwelling. The application was refused and subsequently appealed and dismissed on 18/02/2014. The main reasons for dismissal of the appeal were;

- The design of the proposed property in relation to neighbouring properties.
- The positioning of the proposed dwelling, the proximity to No.37 and the cramped appearance.
- The design of the front fenestration.

In order to address these comments we have designed a property more in keeping with No.37. By matching the ridge height, front gabled projection and roof pitch with those of No.37. We have positioned the proposed property further back on the site to give a more open feel and moved the property away from No.37 creating a 2metre gap between the properties.

Communication and a subsequent meeting have been held with Mrs Anita Gardner regarding the proposed scheme. It was acknowledged that;

The proposed design complies with the internal and external space standards set out in the emerging local Plan

Whilst Mrs Gardner had felt that a completely hipped roof would be more appropriate, when this design was demonstrated it was agreed that this would look out of keeping with the neighbouring property. The proposed barn end style roof has been adopted to reduce the height of the property nearest the boundaries, to soften the appearance of the roof and mimic the roofline of the existing properties.

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Existing

37 Orchard Road is a semi-detached Bungalow on an irregular shaped plot. There is a large garaged to the side of the property, which measures 8.9m x 4m. There is a single storey extension to the rear of the property which also extends to the side.



The overall site area of No.37 measures 702 m². The proposed site area for the new property measures 310m²

The existing property consists of elevation of face brickwork and pitched tiles finished with clay tiles.

There is a small garden area in front of No.37 and a block paved driveway.

There are fences to the south and west boundaries of the site.

There is a mix of properties present in Orchard Road varying from flats, single storey terraced bungalows, semi detached bungalows (many of which have had loft conversions) to two storey semi-detached houses. There are several scenarios in Orchard road where two storey houses are located next to bungalows.

Proposal

The proposal is to construct a new property to the west of No.37. The property will have a Living, Kitchen Dining Room on the ground floor overlooking the rear garden, a bedroom to the front of the property and a bathroom and utility. The first floor has two bedrooms and a shower room. The existing garage and part of the existing extension to No.37 will be demolished. The distance between No.37 and the new property will be 2 metres and 1 metre gap will be maintained between the property and the West boundary.

Appearance

The proposed property has been designed to mimic some of the key features of the adjacent bungalow, including the pitch of the proposed roof, front gabled projection and ridge height. The proposed materials are face brickwork, clay tiles and PVC-u casement windows to match No.37.

Layout

The proposed property has been positioned back from No.37 to maintain an open feel around the entrance door to No.37 and to make the best use of the irregular shaped site. It is also felt that by positioning the property further back from the road the impact of the new property in the street scene will be reduced.

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Access

Off road parking for two cars will be provided for each property.

Bike and bin storage will be provided in the rear garden which will be easily accessible from the side of the property.

Bin storage will be located so easily accessible from front of property.

Neighbours

The neighbouring property to the East (No.37) is a bungalow with rooms in the roof space. It has also been extended to the rear. The windows to the west of the property (nearest the proposed property) are a bathroom window and Kitchen window, the Kitchen also has patio doors overlooking the rear garden. The properties to the west of the site are a terrace of bungalows with a gabled wall to the east elevation nearest the site. Care has been taken to limit the height of the roofs close to the boundaries.

The proposed windows to the East and West are high level where feasible, obscured for non-habitable rooms and have been limited in size.

There will be one window at first floor level to the rear which is 12 metres from the boundary to the south and 21.6 meters from the property behind.

There is one first floor window to the West Elevation which looks out on to communal land and the property to the west beyond. The Boundary of No.43 is 6.9 meters away and the property 9.6 metres away.

Scale

The overall height will match the height of No.37. The footprint of the proposed house is 80.2m² and the proposed plot measures 310m². The floor areas of the neighbouring bungalows to the East measure an average of 111 m² (including single garage) and the plots measure an average of 400m².

Landscaping

The rear garden will have a patio area across the back of the property with lawn beyond. Borders will be provided to the south adjacent the boundary which will incorporate the existing mature shrubs.

The front garden will be block paved to provide off road parking for 2 cars for No.37 and another 2 cars for the new property.

Sustainability

The site is located within 1.5Km of the railway station and close to bus routes. There are two schools and a hospital within walking distance, ie. Less than 1Km from the site. Local shops are also located within .3Km of the site.

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Disability Access

Access to and within the property will be in accordance with Approved Document Part M of the current Building Regulations.

The main entrance will have a level threshold and an entrance door with a clear width of 800mm, including an internal leading edge of 300mm.

All doors will also be 800mm clear opening. WC and shower facilities are provided at the ground floor level.

Village Design Statement

The Village Design Statement refers to buildings which should be compatible with, but not necessarily similar to, the existing buildings in the road.

Emerging Local Plan

|Its is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan;

Policy SP 2 – Built Up Area Boundary

The proposed development is located within the Built Up Area Boundary.

‘Development will be permitted within the area defined as the Built up area Boundary on the proposals map, subject to all other policies in the Local Plan’.

Policy SP8 – Housing delivery

The allocation for East Preston is 30 units per year.

Policy D SP1 – Design

‘All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats’.

Policy D DM1 - Aspects of form and design quality

‘1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

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3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).'

Policy D DM2 - Internal Space Standards

Based on the standards for a 3 bed 5 person dwelling*;

*no standards are given for 3 bedroom dwellings for less than 5 people

	Minimum standard (m ²)	Designed (m ²)
Essential GIA (general internal floor area)	96	106
Communal Kitchen Dining Living Space	29	33
Double Bedroom	12	Bed 1 – 15.4 Bed 2 – 12.5 Bed 3 – 13
Storage/Utility	3	3.3

Policy D DM3 - External space standards

Requirements for a small semi or detached (max 3 Bedrooms)

	Minimum standard (m ²)	Designed (m ²)
Minimum rear garden area	85 m ²	140 m ²
Minimum rear garden length	10m	11.79m (at shortest part)

Foul and Surface Water Drainage

There is existing foul drainage running parallel with the side of No.37 it is proposed that the proposed dwelling will connect directly into this.

The Rainwater from the new roofs will be discharged to a soakaway(s) in the rear garden. The front driveway area will be finished with permeable block paving.

Conclusion

Consultations have been made to understand and indentify the key requirements which would overcome the previous reasons for refusal.

It is felt that the proposed scheme is now a sympathetic design which is in keeping with its locality.

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