

DESIGN AND ACCESS STATEMENT

Site address

GARDEN TO REAR OF 43 SEA ROAD,
EAST PRESTON,
WEST SUSSEX
BN16 1JN

Proposal

Demolish existing redundant external store and
construct a single storey extension in rear garden
to create a new 2 bed apartment



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DESIGN ACCESS STATEMENT

Rear of 43 Sea Road, East Preston, West Sussex BN16 1JN

The site and its surroundings (Physical Context)

The site comprises space which has most recently been used as residential gardens. It is located at the rear of 43 Sea Road and can be access to the east and west sides of the property via communal paths and alleyway.

It is enclosed by a variety of high fences, considerable hedging often 4m high in places, and is surrounded by retail unit to the south, a modern housing development to the south east and established residential dwellings to the east The East Preston village hall is located immediately to the north and this is screened by the tall hedging. The residential units range from chalet style units and two storey house/flat developments. The development known as The Old Dairy is very modern being approved in 2003. The density of the development area generally is high.

The proposal will provide a new dwelling to be incorporated within the existing residential curtilage of the site.

Social/Economic Context and Planning

The site is located in a highly accessible location within easy walking and cycling distance of a wide range of community facilities. Close to the main shopping precinct it also has good access to local train network and a number of bus routes.

At the same time, it is an area that is popular with a range of household types and there is a strong demand for small family homes.

Planning policy as set out in SD SP1 and SD SP2 and the Local Plan strongly encourage making full and effective use of previously developed land within built up areas. Especially in accessible locations, such as the application site.

At the same time, it is important that any development does not compromise the character and appearance of its surroundings or the living conditions of any local residents. The proposed scheme has been specifically designed to pay full regard to these issues. Due to the modest footprint, height and orientation of the building it will not harm the character or appearance of the locality. At the same time, they have been designed to respect the privacy, outlook and other living conditions of all existing residents.

The overall development would sit very comfortably on the site and would not look in any way cramped or out of keeping with its surroundings.

The relationship between adjoining properties would not be adverse or detrimental.

Note the existing side (west) flank windows at 43 Sea Road retail unit, have previously been blocked up internally to aid the retailing operations.

Evaluation

The site has the following opportunities:

- It is located in a highly accessible location within the village.
- It is in a popular mixed retail/residential area.
- The current ground floor is retail and the 1st floor is in residential use as a flat.
- The rear garden is redundant to either use of the retail until or the 1st floor flat and is therefore considered an ideal brownfield site for redevelopment.
- Given its size it lends itself to a 2-bedroom family size unit, with ample external amenity space to make provisions for cycle and bin storage.

- It lends itself to a discreet flat roof development and with modern style rendered and coloured cladding elevations and grey framed windows.
- It would have a no impact on the street scene.

The site's constraints include:

- Due to the shape of the site and the proximity or nearby dwellings any new dwelling should ideally have an east/west aspect with windows positioned in key locations to avoid overlooking issues.
- Building to the north of adjoining sites removes the impact of loss of light or overshadowing to those existing properties.

The proposed scheme is a result of an evaluation of the opportunities and constraints. It is considered that the approved scheme would make inefficient use of this highly accessible site.

Design Principles, Amount of Development, Scale & Layout

This follows on from the evaluation exercise. The proposal would look spacious on the site without overdevelopment, whilst making efficient use of the site. It would provide a good modest 2-bedroom family unit.

In terms of design the dwelling is modest in height, deliberately interacting a flat roof to keep the height and therefore impact as low as possible. The style of modern render facade mixed with coloured shiplap cladding, under a composite GRP flat roof and finished with grey powdercoated aluminium windows is very popular at the moment.

It would both benefit from a west/east aspect private garden space and room is available for the storage of cycle, refuse and recycling containers.

Landscaping

The existing boundary fencing will be retained to the southern boundary. The 4m high hedging to the east and north boundaries will be preserved although would need to be cut back from a maintenance point of view. The applicant may wish to erect a timber fence on the inside of their boundary as the hedges in question have become quite unruly over the years.

Soft landscaping will be introduced around the boundaries. There will be ample room for general soft landscaping and hard landscaping (paths, patio) will be provided around the unit to allow for future building maintenance.

Appearance

This is a very mixed area with no one architectural theme. The proposed dwelling, whilst more modern or contrasting to others around it, would not be out of place within the locality and in particular the use of render/cladding/flat roof will ensure that they are readily assimilated into the locality.

Access

Pedestrian access will be along the side (west) elevation of the property as it is currently used by the 1st floor flat. The side windows have to the retail unit are already blocked up internally and the window next to the first door of the first floor flat only serves a hallway.

Flood Risk Assessment

The site is in Zone 1 on the Environment Agency's Flood Risk Maps for Planning and therefore is in a low risk area with regard to tidal flooding. It is also shown to be in a low or very low risk area of flooding from surface water therefore at full planning application stage it is not considered that a flood risk assessment should be required.



Planning Policy

Planning policy as set out in PPSD1, PPSP2 and the Local Plan strongly encourage making full and effective use of previously developed land within built up areas. Especially in accessible locations, such as the application site.

Local Planning Policies

Relevant policies contained in the adopted Arun Local Plan (July 2018) are as follows.

Policy SD SP1: Sustainable Development

The site is in an accessible and sustainable location close to all local amenities.

Planning Statement

Policy SD SP2: Built-Up Area Boundary

Policy D DM2: Internal Space Standards

The room sizes and the overall gross floor area of the proposed unit will exceed the minimum floor areas as specified in the Government's Nationally Described Space Standards.

Policy T DM1: Sustainable Travel and Public Rights of Way

The site is within walking distance of the shopping precinct and within each reach of East Preston Village. Regular bus routes are available nearby on the A259 and Angmering Railway Station is close by therefore mitigating the need for car travel.

Policy QE DM1: Noise Pollution

Again, the proposal should in fact reduce any existing noise pollution.

Conclusion

I commend the merits of this proposal to the local planning authority

WG

2/12/19

ADDENDUM



FRONT ELEVATION FROM SEA ROAD



EXISTING PEDESTRIAN ACCESS ALONG
WEST SIDE OF PROPERTY REAR ELEVATION



REAR ELEVATION



REAR GARDEN LOOKING EAST



VIEW SOUTH TOWARDS THE OLD DAIRY