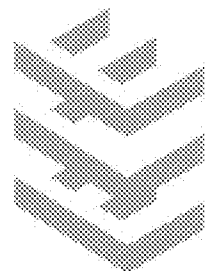


Design & Access Statement

Full Planning Application
for the Construction of a
Single 2-Bedroom End of Terrace House

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

December 2018



Project Name: Full Planning Application for the Construction of a Single 2- Bedroom End of Terrace House

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

Client: Hamzah Karkar

File Reference: FB/LR/C01

Issue	Date	Author	Checked	Notes
P1	19/09/2017	A King	A King	Planning Issue
P2	11/12/2018	A King	A King	Revised Planning Issue

Introduction

Following the refusal of a previous Planning Application for a detached unit, this Full Planning Application sets out a proposal for the construction of a new end of terrace 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 end of terrace dwelling. The proposal is attractive and appropriately scaled, drawing upon the surrounding vernacular to ensure the design fits seamlessly into the existing street scene. Through referencing both the existing character and extending footprint of 20 Lashmar Road the proposal fully respects the site setting and amenity of all of the surrounding dwellings in particular the properties fronting North Lane to the south, separated from the site by the existing driveway and garages.

The end of terrace 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, whilst the proposed dwelling 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 dwelling 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 (20 and 18 Lashmar Road) and detached bungalows (115-117 North Lane) to the south. The rear gardens of 115 North Lane 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 end of terrace 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, materiality and height being considered to specifically integrate with 20 Lashmar Road and the surrounding area, overall creating 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 an end of terrace 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 due consideration 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 in order to ensure that it appropriately reflects the existing appearance of 20 Lashmar Road. Through responding effectively to this context the proposed dwelling will maintain an appropriate sense of space to the surrounding housing, particularly to the southern boundary.

The proportions of the proposed footprint have been fully considered to ensure that accessibility around the site is addressed and that the scheme presents an effective landscaping strategy to enhance the existing public realm.

Design Response

Use and Amount

The development proposal provides a single end of terrace 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 2-bedroom end of terrace 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 dwelling 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, close to the gated access. This will provide two cycle spaces and garden storage. The rear garden of the proposed dwelling will be sub-divided from 20 Lashmar Road with a new 1.8m high close boarded fence and a new 1.1m high cleft fence will be provided 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

Scale has been fully considered in the design solution with the footprint set out to match the proportions of 20 Lashmar Road. This approach ensures that the existing ridge height is preserved and the scheme fits harmoniously into the views from Lashmar Road and the adjacent housing.

Appearance

The design and siting of the proposed 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 to match that of 20 Lashmar Road. The elevational solution creates simple but high quality appearance that is 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 situating the main living room to the south east 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 carefully considered to appropriately tie in with the existing character of 20 Lashmar Road and create a successful end of terrace family home.

The design process has been rigorous and carefully considered to create an appropriate design solution that respects existing street scene and creates a high quality, sensitive end of terrace 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.