

FULLER ARCHITECTS

11 The Parade, Willowhayne Crescent, East Preston, West Sussex, BN16 1NS



Design and Access

Planning Statement

For

Seafield Lodge, Seafield Road, East Preston

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Seafield Lodge is a residential dwelling made up of two distinct parts, the northern element is a two-storey structure with a pitched roof. The southern element is a single storey pitched roof bungalow. The two main buildings are attached by a flat roofed single storey vestibule. The Bungalow and single storey flat roof structure are later additions. There is garden to the south of the property and to the east, bounded by some mature trees and shrubs. The existing property sits (partly) on the eastern boundary shared with Shore House. The street view of the existing property is of a pair of garages with a first floor and single window over. The entrance to the property is not easily identifiable.



Seafield Lodge is located at the junction between Seafield Road and Sea Road. The character of the existing area is characterised with a mix of detached properties of varying sizes. There is also a wide range of architectural styles within close proximity of the property. There are small terraced houses to the north-east, a Bungalow to the south-east and varying houses of different sizes beyond. Directly to the west there is Shore House which is a substantial 2.5 storey detached house. There is a variety of materials used within the street scene, including render, brick, and weatherboarding, as well as some tile hanging and stone.

The application site is not listed, locally listed or located within a Conservation Area or an Archaeologically Sensitive Area. The proposed bungalow would not therefore have an impact on any heritage assets.

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PLANNING HISTORY

EP/22/24/PL - Approved Conditionally - 14-05-24

Partial demolition, subdivision and part single storey part two-storey extensions of existing dwelling to form 2 No 2 bedroom dwellings, alterations to access arrangements, provision of parking and landscaping.

The outline of the previously approved scheme has been indicated on the proposed drawings in green.

USE AND AMOUNT

The proposal is for a new two storey detached 3 bedroom house. This will replace an existing 3 bedroom, part single storey part two storey detached dwelling.

Two off road parking spaces will be provided on the driveway, with a further parking space provided by the proposed integral garage.

APPROACH AND LAYOUT

The proposed property will be accessed via the existing entrance from Sea Road. The Front door to the property has been located on the north elevation so it is easily identifiable to visitors.

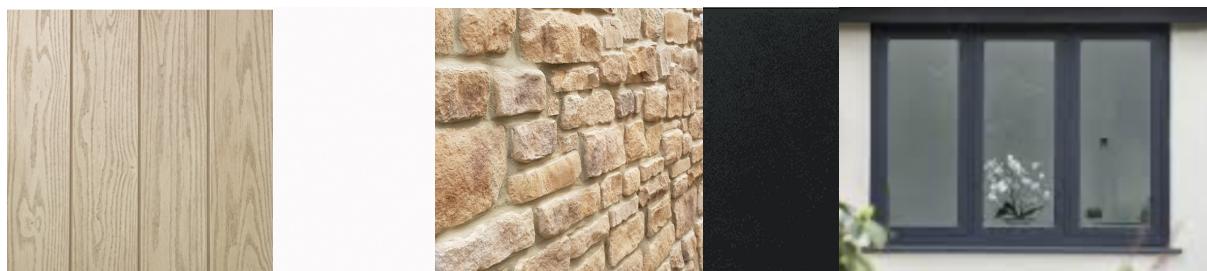
The proposed property is arranged over two floors with the primary living space on the ground floor along with an integral garage. On the first floor there is a Master Bedroom with En-suite Bathroom, two further Bedrooms, a Bathroom and a Sitting Room.

SCALE

The proposed property is two storeys. The site area is 470.7m². The footprint of the existing building is 141m². The footprint of the new building is 104m².

APPEARANCE

The property is designed in a contemporary style with flat roofs. The walls will be finished with a mix of light-coloured render, light oak timber effect cladding and stonework. The windows and doors will be anthracite UPVC.



ACCESS

Access to the property is via a driveway/ hardstanding.

The new property will be provided with level access at the front door.

LANDSCAPE

The existing driveway will be replaced with permeable resin driveway.

The existing mature planting to the east boundary will be retained along with much of the existing lawn area. To the rear of the property there is a south facing garden that will be landscaped with a mix of decking, lawn and stones. New planting will be provided along the boundaries to the garden in order to strengthen boundary screening. A new tree is proposed in the rear garden.

High-quality permeable materials in both hard and soft landscaping elements, the design encourages Sustainable Urban Drainage Systems (SUDS) to minimise surface water issues. The landscaping features, chosen to match the proposed building's quality, serve to connect both external and internal spaces.



SUSTAINABILITY

The site is located within East Preston village which contains a range of essential services such as a public house, shops, post office, library, cafés and range commercial and employment uses.

The site is within walking distance of these facilities. There is also a bus services in the vicinity of the site which provided regular services.

The site also has good connections to the wider highway network. Angmering railway station is location approximately 1.2 miles away

Whilst the site is served well by public transport, sufficient space has been allocated for off-street parking, with a dedicated electric vehicle charging point and cycle storage.

High quality materials will be specified to comply with the latest Building Regulations requirements and to meet an Energy Performance Certificate 'A' rating. The development will aim to achieve a minimum reduction of 20% in CO2 emissions over the requirements in current Building Regulation (Approved Document Part L).

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) is designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

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'.

Each dwelling has a single vehicular entrance and have been designed to utilise the natural surveillance of Seafield Road and Sea Road. The proposed development has defensible private amenity space, and doors & glazing will have laminate glass and locks of the relevant British Standard. Windows will also have locks to the relevant British Standard.

PLANNING POLICY

Part J of the ADG requires the existing character and sense of place of an area to be respected and enhanced, this can be achieved by responding to the site and its surroundings and by emulating key features of the building such as openings and articulations. It is felt the proposed dwelling actively enhances the street scene. Part J states buildings entrances should be clearly defined, visible, welcoming, and identifiable, the proposed scheme provides a clearly defined entrance with a porch over. Policy 4 (iii) of the EPNP seeks to preserve front boundary walls, the proposal includes retention of the existing 2m high boundary wall which forms part of the established character of the area.

Part G of the Arun Design Guide recommends that semi-detached dwellings within village centres have an optimum density of 15-25 dwellings. This proposal meets this figure at approx. 21 dwellings per hectare.

RESIDENTIAL AMENITY

Policy D DM1 of the Local Plan states development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. QE SP1 states the Council requires development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

The proposed new dwelling has been positioned to provide distance to the surrounding properties in order to prevent overlooking, in particular from the rear south facing windows and views towards 158 Sea Road.

The proposal maintains the residential amenity of neighbouring occupants, in accordance with the NPPF, policies D DM1 and QE SP1 of the Arun Local Plan and the ADG.

INTERNAL SPACE STANDARDS

Part H of the ADG states that all residential development should be afforded private/communal amenity space. With the siting of the proposed building the site now provides a substantial rear garden to the south of the property whilst retaining the existing garden to the east of the property. There is 2m walling and fencing surrounding the property will afford the gardens privacy. The southern garden area is 13.7m long which exceeds the required 10.5m distance as set out in Part H of the ADG for rear gardens. The property also benefits from a balcony which is enclosed on three sides to prevent unnecessary overlooking. The feature stone wall running through the property also acts as additional screening from views towards 158 Sea Road.

The proposal is therefore compliant with policy D DM2 and Section H of the Arun Design Guide.

FLOODING & DRAINAGE

Arun Local Plan Policy W DM2 sets out the requirements for development in areas at risk of flooding, including the need for the sequential test, an FRA, adaptation and mitigation measures, flood warning and evacuation plans and site drainage plans. ALP policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts.

The site is predominately located in FZ1 (low risk of flooding) including the footprint of the proposed building, however small sections of the site are in FZ3 (high risk). A Flood Risk Assessment (FRA) has been submitted, prepared by Motion.

The FFL/threshold of the property will be approximately 6.09m AOD, which is 270mm above the predicted 2115 1 in 200-year tidal event. This means the proposed dwelling is within Flood Zone 1 and at very low risk of tidal flooding.

All proposed sleeping accommodation has also been located at first floor level.

PARKING AND VEHICULAR ACCESS

There are two parking spaces on the driveway and one space provided by the integral garage. This is appropriate provision in accordance with the Arun Parking Standards SPD for the 3 bedrooms proposed to the new dwelling.

Parking spaces meet the minimum space standards as documented in Part I of the AGD.

The existing driveway position and access is to be retained so this poses no additional vehicular movement to / from the property. The road is not used by passing traffic and serves only a few other dwellings and a small mobile home site. The road is primarily used by pedestrian traffic and given its narrow character does not result in any high-speed traffic which would pose any concern to reversing cars.

Policy T SP1 also require new parking spaces to include EV charging points to promote the use of alternative transport methods and preserve local air quality. This is to be achieved by way of condition which has been attached to this decision.

A shed has been provided in the rear garden which will provide adequate storage for bicycles. A bin store has been provided adjacent to the driveway so that it is easily accessible.

ENERGY EFFICIENCY & CLIMATE CHANGE

Policy ECC SP2 requires all new residential and commercial development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels. Solar panels are to be provided on the new flat roof. High quality materials will be specified to comply with the latest Building Regulations requirements and to meet an Energy Performance Certificate 'A' rating. The development will aim to achieve a minimum reduction of 20% in CO2 emissions over the requirements in current Building Regulation (Approved Document Part L).

CONCLUSION

The development would exceed the national minimum floorspace standards and the private amenity space requirements set out in the emerging Arun Local Plan. The proposed plans would therefore provide adequate accommodation for future occupants of the property.

The siting and appearance of the proposal will make a positive contribution to the surrounding area. The contemporary design and materials chosen are befitting of the seaside location. It is requested that Full Planning Permission be granted.



Proposed Front Elevation (north)



Proposed Rear Elevation (south)