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Planning, Design & Access Statement

Full Planning Permission for the erection of 1No. New Dwelling with conservatory, at land adjacent to 20 Eastern Close, East Preston.

on behalf of:

Mrs A Parry

Date: May 2012

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Planning Drawings - Building Regulations - 3D Visualisations

1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Planning Design and Access Statement has been prepared on behalf of Mrs A Parry. It accompanies a Full Planning Application for 1No. New Dwelling, adjacent to land at No. 20 Eastern Close, East Preston, BN16 1BS.
- 1.2 Planning History: There is no recent planning history associated with this site.
- 1.3 The current owner has submitted a supporting letter with this application. The letter states the applicants wishes to obtain permission for a new dwelling for her daughter and son-in-law and their family to live in.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site is located within the defined built up Area of East Preston. Eastern Close is set within an established residential estate characterised by a variety of housing types and sizes.
- 2.2 The application site currently comprises of a terrace row of housing, the end of the terrace No 20 sits on a large corner plot.

The existing property sits on the plots most Northern boundary with a large garden adjacent to the existing property on the southern boundary, this part of the garden is as long as the whole site and is as wide as the existing house, creating a natural infill site for an additional dwelling.

- 2.3 No. 20 Eastern Close is situated at the end of a terrace row. In the immediate area the prevailing building form are rows of terrace housing. The proposed dwelling has been designed to assimilate the existing built form in this part of Eastern Close.

3.0 THE DEVELOPMENT PROPOSAL

- 3.1 The application proposal is for the subdivision of the existing residential plot at No. 20 Eastern Close to provide 1No. End of Terrace House set within a residential plot in keeping with the existing built environment, to achieve this the proposed building;
 - has been designed to reflect the design, building form, material and site layout of No 20 and of the neighbouring properties to provide an almost identical dwelling.
 - has been set back from the front boundary to match the existing building line of terrace houses.
 - has been designed to relate well with the neighbouring properties and to minimise its effect on residential amenity;
 - the proposed fenestration has been specifically designed to protect the residential amenity of the neighbouring properties.
- 3.2 The application is intended to provide a new family home for the daughter and son-in-law of the applicant Mrs Parry. The site provides an appropriate infill site where the applicant wishes to build an affordable home for their daughter and son-in-law to live. This will be a self build project.

Assessment of Physical Context and Evaluation

- 3.3 The site is a level piece of land currently used as a garden to No.20 Eastern Close. The garden is much larger than those of the neighbouring properties, and in some cases double the size of those nearby. The garden due to its size is becoming unmanageable for the applicant to maintain at present.
- 3.4 The proposed new plot would have a site area measuring 218m² and would be relatively comparable to the established pattern of residential development within this part of Eastern Close and throughout the estate. It would also result in the remaining plot for No. 20 proportionate to the existing terrace properties.
- 3.5 The proposed subdivision of No. 20 Eastern Close would provide a new plot that could comfortably accommodate a new end of terrace house of the size proposed without conflicting with the established character of the residential area and as such would make more efficient use of the land. The application proposal for a new dwelling is therefore considered appropriate in this location.

Social / Economic Context and Planning Context

- 3.6 Planning policy considerations for the application comprise National Planning Policy Guidance and Arun District Local Plan 2003

National Policy Guidance

- 3.7 Relevant National Planning Policy comprises PPS3 – Housing and PPS1 – Delivering Sustainable Development.
- 3.8 PPS1 highlights the importance of developing well designed buildings that are appropriately designed within their context and will contribute to the character and quality of an area and its surroundings. The proposal incorporates good quality design that is appropriate to the area and would contribute positively to its surroundings without detracting from the quality of residential amenity.
- 3.9 The principal housing objectives of PPS3 are set out at paragraph 10 where it is stated that new housing development should deliver a mix of housing types, both market and affordable, to support a wide variety of households in all areas, both urban and rural. Housing development should be provided within sustainable locations which offer a good range of community facilities and good access to jobs, key services and infrastructure.
- 3.10 The revised PPS3 explains that previously developed land (PDL) now excludes urban land such as private residential gardens. Whilst the application site forms part of an existing residential garden it is also located within the built up area where the principle of residential development is permissive.
- 3.11 For this reason it is felt the proposal is compliant with National Guidance set out above.

Local Plan Policy

- 3.12 Arun District Council Local Plan: The review plan was formally adopted in April 2003 and sets out policies to guide development in the district. The principal policy relevant to the application proposal is GEN7.
- 3.13 Policy GEN7 deals with the form of new development. It operates to promote high quality design and layout to ensure new development makes a positive contribution to the quality of the environment. The policy lists a number of criteria that development must comply with and it is considered that application meets these criteria in that the proposed dwelling has been designed to relate well to the existing neighbouring properties and would be in keeping with the existing residential properties.
- 3.14 The proposed garden area will provide domestic curtilage similar to nearby residential plots in Eastern Close and the surrounding area, and the proposed rear garden area is capable of providing the required off street car parking provision in accordance with planning policy.
- 3.15 The extent to which the proposed application complies with these various policy criteria is explored in the next section of this statement, and we consider that the proposal is policy compliant and thus acceptable.

Involvement of Local Interests

- 3.16 It is considered in this instance that comprehensive local involvement is not necessary given the nature of the development within an established residential area.

Design Principles and Appearance

- 3.17 The residential use of the proposal is considered to be acceptable in this established residential area. The property has been modelled on the existing property No. 20 Eastern Close so that it is in keeping with No. 20 and the neighbouring properties.
- 3.18 It is considered that the proposed dwelling is well proportioned in context with the surrounding residential properties in terms of architectural style, sitting and size.

Layout and Scale

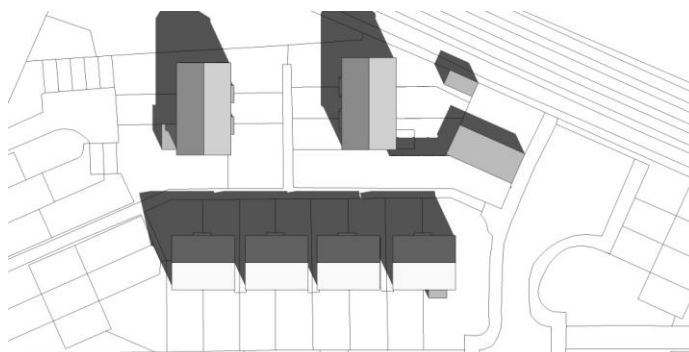
- 3.19 The layout of the proposed property has been chosen with the position of neighbouring properties in mind. The proposed building has been designed to take account of the scale of the surrounding properties. Number 20 Eastern Close has approximately 50m² footprint, the proposed design has a matching foot print.
- 3.20 The proposed ridge height is the same height as No. 20 Eastern Close.
- 3.21 The proposed subdivision of the existing large residential plot allows for the provision of good sized gardens for the proposed dwelling and the existing dwelling.

The whole site area is 395m² and the new plot would be 218m². It is felt that the new site area seeks to address one of the main issues with plot sub-division and has created a balanced plot division so that neither the existing property or the new dwelling are cramped and unsuitable to accommodate a dwelling and private amenity space. We feel this issue has been adequately addressed by the proposed layout of the existing plot.

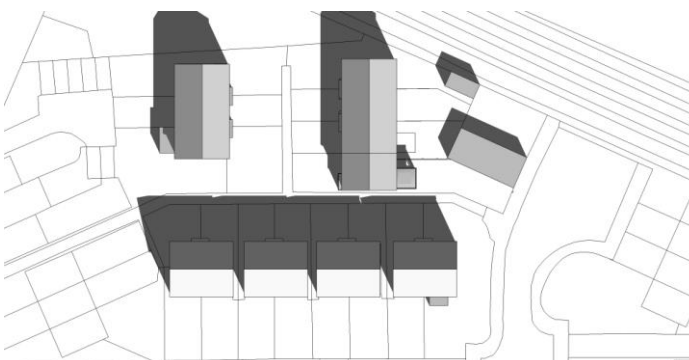
- 3.22 The proposed dwelling has a conservatory shown. The existing property also has a conservatory to the rear. To achieve the required living space for a family, it was felt the additional conservatory space would create extra need family space. Many nearby properties in the estate have equally sort to gain floor space by adding conservatories.
- 3.23 As part of the design process the impact of the surrounding amenities has been looked at. The impact of shadows has been explored and 3D Sun tracking software has allowed us to see what shadows are cast from the new dwelling.

The study has shown that the proposed building does not cast any significant shadows on the neighbouring properties and the majority of these shadows are cast in winter onto the existing house owned by the applicant.

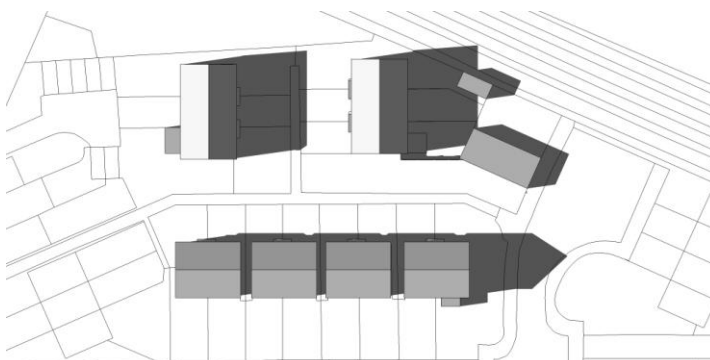
The following images show the existing and proposed shadows at different times through the year:-



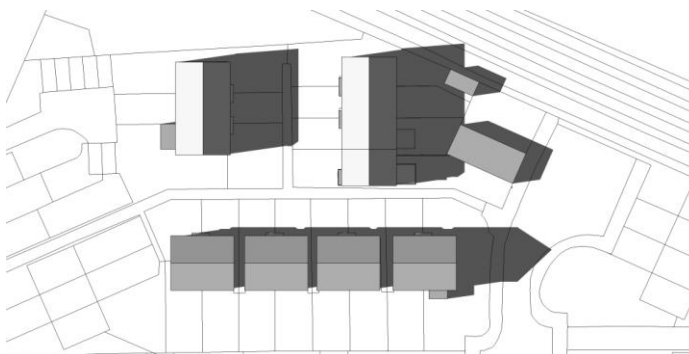
Existing Shadows – 26th March 9.30am



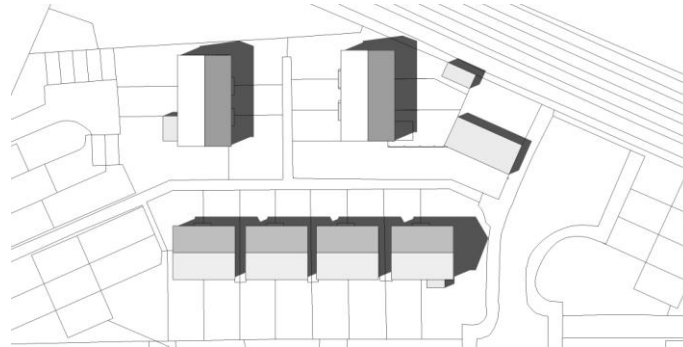
Proposed Shadows – 26th March 9.30am



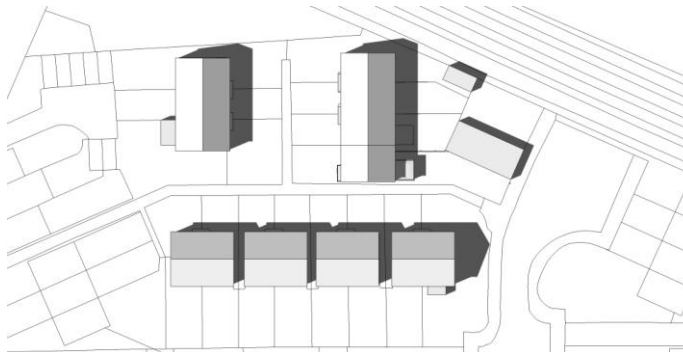
Existing Shadows – 26th March 3.30pm



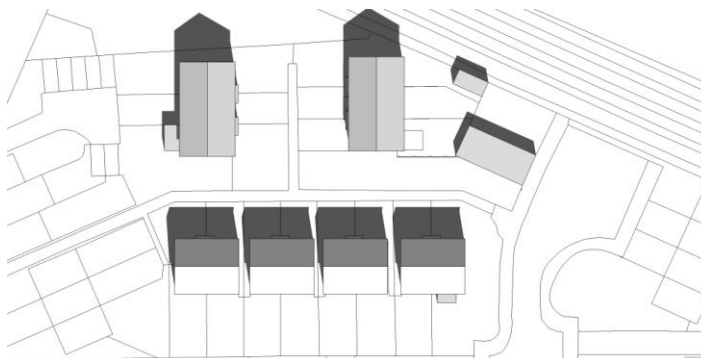
Proposed Shadows – 26th March 3.30pm



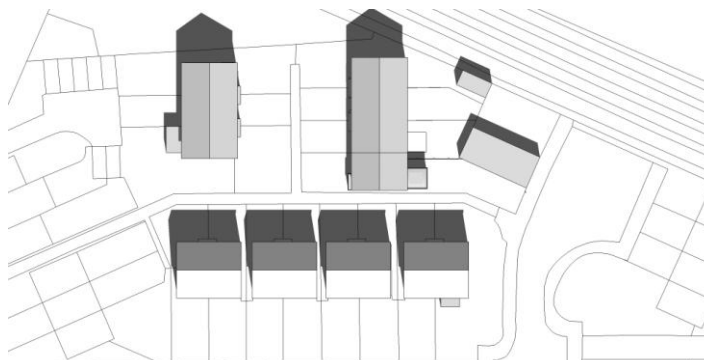
Existing Shadows – 1st August 2.00pm



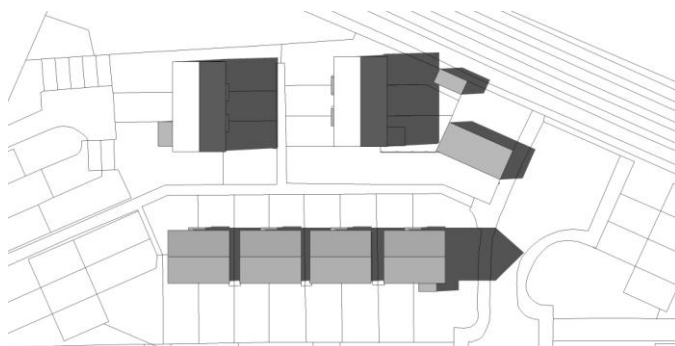
Proposed Shadows – 1st August 2.00pm



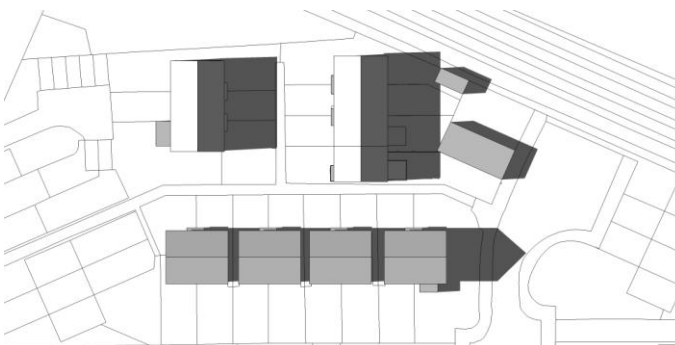
Existing Shadows – 1st September 10.30am



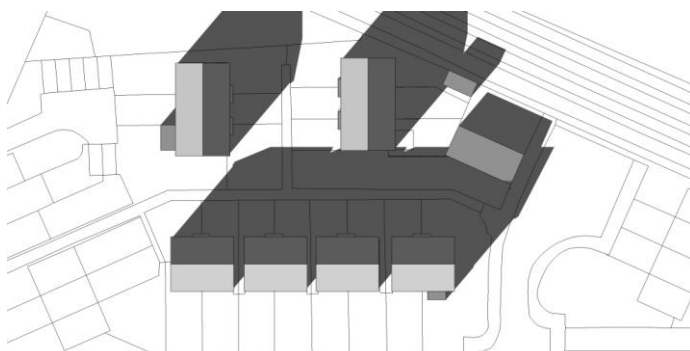
Proposed Shadows – 1st September 10.30am



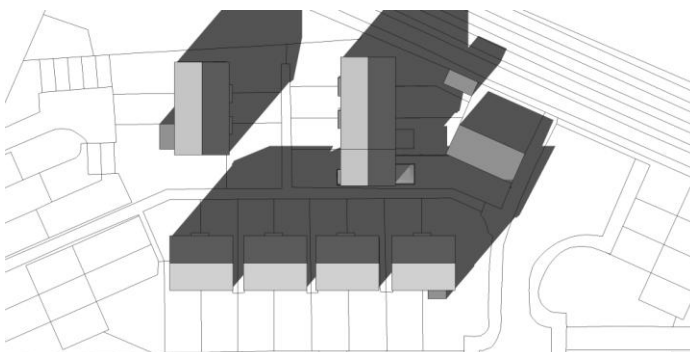
Existing Shadows – 1st September 3.30pm



Proposed Shadows – 1st September 3.30pm



Existing Shadows – 25th November 1.00pm



Proposed Shadows – 25th November 1.00pm

Amount of development

- 3.24 The proposal is for a small family dwelling. The amount of development proposed is considered to be appropriate amount when viewed in its local context which offers similar housing types.
- 3.25 The ground floor has a footprint of 50m² providing a kitchen-diner, lounge, hall and WC. A small conservatory at the rear is accessed via the kitchen is 11m². The first floor has a master bedroom, a second bedroom, a small third bedroom and bathroom.

Appearance

- 3.26 The new dwelling will be constructed out of materials to match the neighbouring properties and local area. The pitch roof will be a pantiled roof to match No. 20 Eastern Close; the walls will be brick face to match No. 20. Part of the walls will be tile hung matching the style of the neighbouring properties and No. 20
- 3.27 A flat roof conservatory is proposed on the rear (east elevation) which will be UPVC.
- 3.28 Care has also been taken in positioning windows to ensure privacy to surrounding neighbours is maintained.

Landscape

- 3.29 The site has been part of the domestic garden to 20 Eastern Close. The proposed plot comprises of a grass lawn and has several small bushes. There are no notable trees on the site that are worthy of being placed under a Tree Preservation Order.

There is an existing tree in the front Garden of No. 20 which does not come within the new plot. This existing tree we will retained by the applicant at No. 20.

- 3.30 Along the southern boundary a new 1.8m close boarded fence is proposed to provide privacy. The existing brickwork wall will separate the existing plot from the new plot.

Access

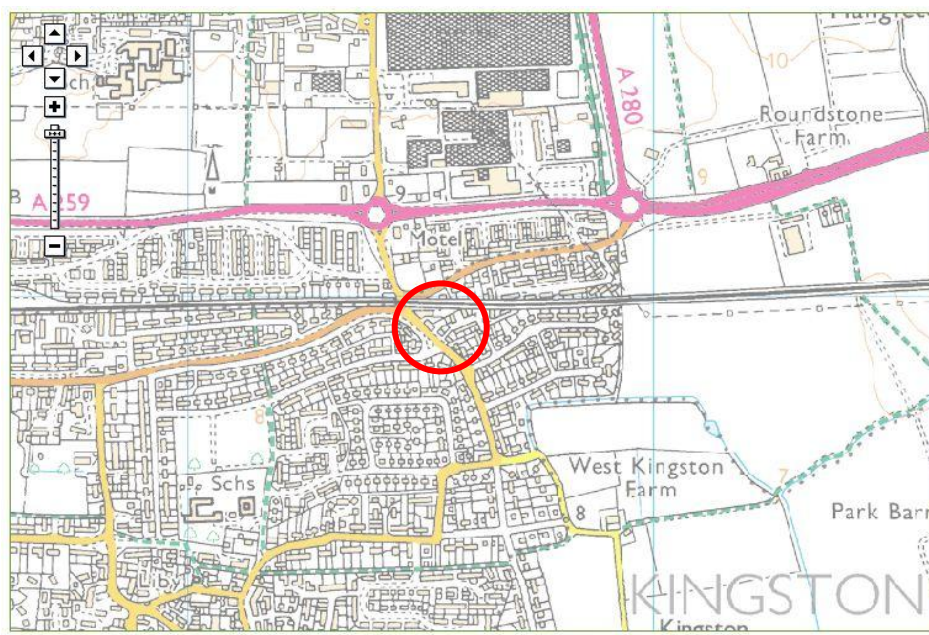
- 3.31 The proposal involves creating a new access and driveway that would serve the new dwelling and create off road parking for 2 cars.
- 3.32 The site has good links to public transport, with bus stops along North Lane.
- 3.33 The proposed development layout has been designed with due regard to the provision of access for the disabled. Level access is provided from the access into the site. The issue of access for the disabled would be fully assessed and addressed at the building regulation application.

Bin Storage / Cycle Storage

- 3.34 Provision has been made for refuse collection and recyclable materials. Space has been allocated for 2 wheelie bins of standard size, to be brought to the road side on the appropriate day for collection. The same amount of storage space has been allocated for recyclable materials.
- 3.35 A small shed in the proposed site will accommodate cycle storage for the new dwelling.

Flood Risk

- 3.36 A flood risk assessment is not considered necessary for this application as this application is not in a flood risk zone.



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4.0 CONCLUSION

- 4.1 The proposed dwelling has been designed so that it would integrate successfully into its immediate setting and wider context and assimilate the surrounding built development to make more efficient use of the land.
- 4.2 The proposal has taken into consideration all planning related concerns set out in the relevant planning policies.
- 4.3 For all the above reasons the application proposal is felt to comply with the adopted Arun District Local Plan and other National Planning Policy Guidance set out in PPS1 and PPS3 and we trust the Council will be able to grant planning permission.