

## **DESIGN & ACCESS STATEMENT**

|                                 |                                                                                          |                       |                                                                  |
|---------------------------------|------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------|
| <b>Property / Site address:</b> | DEVELOPMENT at 26 Willowhayne Avenue, East Preston<br>PREVIOUS PLANNING CONSENT EP/67/09 |                       |                                                                  |
| <b>Applicant Name:</b>          | Mrs C Castelton Brown                                                                    | <b>Agent Name:</b>    | Mrs E Galloway                                                   |
| <b>Applicant Address:</b>       | 26 Willowhayne Ave<br>East Preston<br>West Sussex<br>BN16 1PL                            | <b>Agent Address:</b> | 41 Willowhayne Avenue<br>East Preston<br>West Sussex<br>BN16 1PL |
| <b>Phone:</b>                   |                                                                                          | <b>Phone:</b>         |                                                                  |

### **1. Design**

#### **1.1. Amount**

The proposal is for an amended design to the previous Planning Consent EP/67/09 for a 2 bedroom chalet bungalow to the West of 26 Willowhayne Avenue, representing a reduced sized chalet bungalow on the site.

The property has also been re-oriented on the site so that the dormer overlooks Seaview Road and the Juliette balcony and front of the property faces the entrance from Willowhayne Ave. This is believed to be a better arrangement than the previous application where the front of the property faced towards the roundabout and the dormer towards the rear garden of no. 12 Seaview Avenue. This will improve the aspect from the neighbours property at 12 Seaview Avenue. The Juliette balcony now faces Willowhayne Avenue and the Dormer faces the roundabout.

The proposal also includes the demolition of a flat roofed unused garage in the north of the plot of the existing house at no. 26. This will afford no. 26 more amenity space while not affecting the parking for this property. The street scene will also be enhanced by the removal this unattractive building.

The new proposed dwelling is intended for the use of Mrs Castelton Browns daughter and son, both of whom suffer with disabilities. The daughter, 24, with Asperges Syndrome and the son, 19, with profound Autism. Although the son is currently in term time care, when this ends he may potentially be at home full time with 24 hour carers. It is intended that the new dwelling will provide independent living accommodation for both the children, with carers, at close proximity to Mrs Castelton Brown at no. 26.

The new property is the same layout as the previous consent, being a 2 bedroom property with first floor accommodation under the eaves with one dormer window accommodating the stairs. The floor areas are:

- Ground Floor – 59.5 Sq.M
- First Floor under eaves – 53.7 Sq.M including storage and eaves space.

The Plot size is approx. 230 Sq.M while retaining a plot size of 390 Sq.M for the main house.

## Consultations

### 1.2. Consultations

No. 12 Seaview Avenue:

Mr Ansty at No 12 Seaview Avenue has been informed that it is proposed to make the new bungalow smaller than the previous approved application and has been shown the drawings and the site. He has expressed acceptance of the scheme. The new scheme presents a smaller dwelling to the North of 12 Seaview Ave. The new dwelling will not cause overlooking and will not cast shadow as it is well away from the neighbouring property and to the North.

No. 39 Willowhayne Avenue:

Mrs Willard at 39 Willowhayne Avenue has been shown the plans and does not have an objection to the new size and siting of the bungalow on the plot. Mrs Willard has also seen the site layout.

East Preston Parish Council:

Mr Gordon Fleming, of East Preston Parish Council Planning Committee, was consulted and shown the new plans. He expressed no concerns or objections and indicated he expected no objection to be made by the Parish Council. He stated that the Council had no objection to previous applications as this was a corner plot and did not cause overlooking or overshadowing.

### 1.3. Layout

The amenities to the new property are arranged on the site so that adequate lawn & garden, hard-standing and patio areas are maintained for both properties. 2 parking spaces are indicated on the new plot. Hard-standing will be porous. Space is also provided for bins and cycles. The existing facilities at no. 26 for bins and parking are not affected.

### 1.4. Appearance

Properties in the vicinity of the proposal are a mix of styles and materials. Many properties nearby and on the nearby roads are rendered and painted. Roof shapes are mixed and most properties are of individual design. No. 26 is rendered and painted in light pink under various hipped and gabled roofs with plain tiles in a rustic red.

The new property is designed as a chalet bungalow with one small dormer. The dormer houses the stairs and does not cause undue overlooking to the neighbouring property.

To the front (North East) and facing Willowhayne Avenue is a feature single door at First Floor level with a small balcony protruding over the Ground Floor Bay windows.

Two velux windows are positioned in the South East of the roof. These will be set with cill heights min 1700 above first floor level.

To the rear (South West) there is one bathroom window on the first floor which will be opaque glazed. The Ground Floor Shower Room will also have opaque glazing

## **2. Access**

### **2.1. Vehicular, Cycle & Pedestrian**

Willowhayne Avenue enjoys traffic calming speed humps along its length. The new entrance to the new property has been agreed previously with the Angmering on Sea Estate Committee. Any new shrubs planted either side of the new entrance will be to a maximum height of 1M.

Existing estate paths will be maintained.

## **3. Trees**

There are two trees outside the property on Willowhayne Avenue. These will not be affected by the work and are to the West of the new entrance.

## **4. Neighbouring properties and street scene**

- No 26 Willowhayne Avenue belongs to the applicant and forms half of a large detached house which has been divided into two residences several years ago.
- Neighbouring properties are a mix of bungalows and houses all varied in design, style and plot size. All are traditional, older style dwellings.
- The new property is set well away from the street boundaries
- The new property will provide a fresh look to the plot and the roadside beds will be improved as a result of new planting. It is believed that the proposed development makes more efficient use the site. The site was previously an overgrown and unused part of the existing garden. The
- The new bungalow will be sheltered to a large degree by the trees and shrubs both on the street and in the adjacent garden of 12 Seaview Avenue.
- The building adjacent to the plot to the South is the side elevation of the two storey annexe for no. 12 Seaview Avenue and the new build will hardly be seen from the main dwelling of no. 12 due to the annexe and existing mature trees and shrubs.

Signed: ...Liz Galloway.....

Date...16/6/10.....

On behalf of Mrs Castelton Brown