

PLANNING STATEMENT

FOR

EXTENSIONS TO FRONT PARKING

AT

**78A LANGBURY LANE,
FERRING,
WEST SUSSEX,
BN12 6QE**

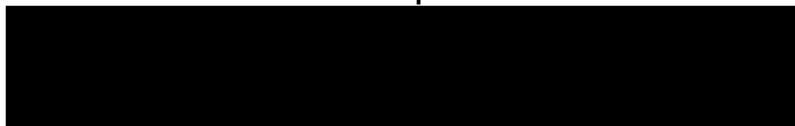
FOR

PROGRESS HOUSING

September 2021



PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.



1. Introduction

This Planning Statement has been prepared on behalf of Progress Housing. It accompanies a detailed planning application for the extension to the front parking at the existing care home providing accommodation and support to adults with learning difficulties and physical disabilities at 78A Langbury Lane.

The site has been run in its current form since 2019 and although there is unrestricted parking on the surrounding streets and after various discussions with local residents the applicant wishes to provide additional on site parking so the majority of vehicles can be accommodated within the site.

2. Assessment of physical context

The grassed area at the front has had open cell plastic reinforcing laid on the grass and cars have been parking in the area for approx. 12 months, this has not been successful as the users are generally wheelchair bound and the surface still gets muddy and slippery.

There is existing low shrub planting in front of the building and to the side, it is proposed to retain these and add additional similar planting to the front to provide screening from the Langbury Lane.

The area of proposed paving is 92m².

3. Social/economic context and planning context

At present there is parking for 2 cars on the existing drive, the proposed scheme provides an additional 4 parking spaces.
Existing cycle storage is retained.

The site and building is not of listed status or national park or in a conservation area or AONB.

4. Design Principles

The new paved area and additional planting will enhance the general appearance of the front of the building by removing the muddy grassed area. The new paving will match the existing drive with red block paving and a grey border.

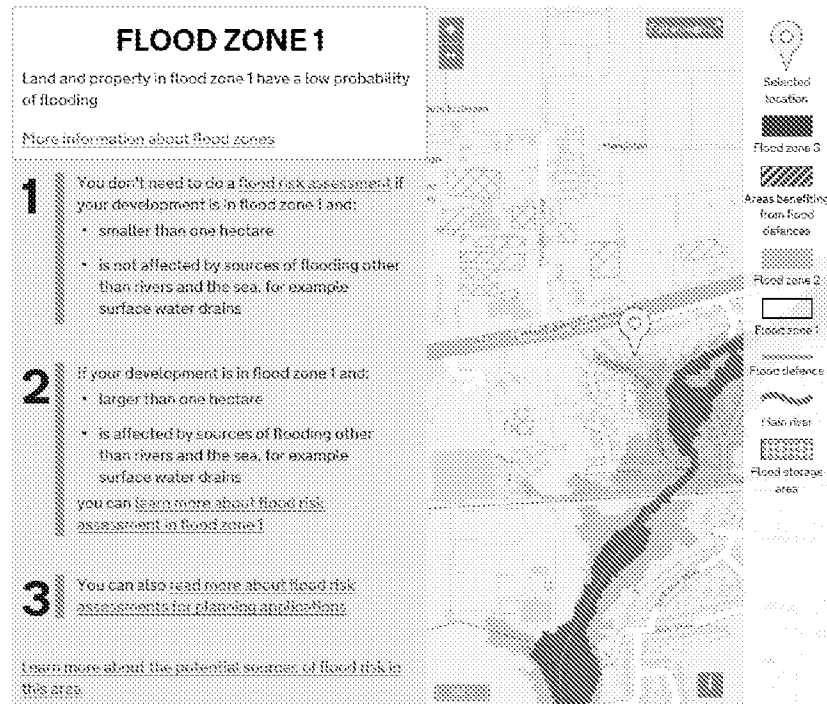
The rainwater will be retained within the site with falls to a new drainage channel taken to a new soak away. No water will discharge to the highway. There is existing low shrub planting in front of the building and to the side, it is proposed to retain these and add additional similar planting to the front to provide screening from the Langbury Lane.

5. Flood Risk

Extract from floor map that building and rear garden is not within flood zone.
The front drive is within flood zone 2 but this is not being altered

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



Prepared By PJC

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