ARUN DISTRICT COUNCIL:FN/79/06/ 05/12/2006

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ARUN DISTRICT COUNCIL

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Design/Access Statement concerning proposals to demolish 1 Paddock Way, Findon West Sussex and erection of a two storey block of 2x2 bed self-contained flats along with the provision of off street parking for four vehicles

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Background

The application property is located on the corner of Nepcote Lane and Paddock Way. It is an L shaped bungalow property sitting on a triangular shaped plot measuring 0.093 hectares. It is one of a line of detached properties fronting onto the southern side of Nepcote Lane these being largely divorced from it by a substantial belt of mature trees. The existing bungalow is of limited architectural merit.

There is planning consent to construct a replacement two storey dwelling on the application site. This would be a large four bedroomed T shaped property having an integral garage at the front. This approved replacement dwelling had overall length front to back of 22.5 metres and a height to ridge of 6 metres. At the rear of the property the final 3.5 metres of footprint was to be constructed as a single storey adjunct to the living room. The replacement dwelling took the style of a chalet property where the first floor was contained within the roof space. The reference number of the approved replacement dwelling is FN/58/05. This consent remains an extant permission and is therefore material to the consideration of this proposal.

More recently planning consent has been refused for the erection of a two storey block of four self-contained flats. This earlier development proposed a T shaped footprint in a not dissimilar position to the approved replacement dwelling. It had an overall length of 22 metres and a height to ridge of 6.85 metres. A total of six off street car parking spaces were proposed within the curtilage of the property and the provision of these was to be in three separate areas each having a crossover onto Paddock Way, the private drive running along the western boundary of the site. This proposal was reused in August 2006 under application ref. FN/60/06.

The Site and Its Surroundings

The property lies within an area that is residential in character. To the east it bounds other detached properties fronting onto Nepcote Lane. These are generally brick built post-War bungalows and chalet bungalows. The ground rises gently in this easterly direction. To the west and parallel to Paddock Way runs Westview Terrace, a narrow drive serving a terrace of Victorian flint cottages. There is a tall line of leylandii trees separating this terrace from the application site. To the south there are other individual detached properties within Paddock Way.

The site lies a short distance from the village centre. Findon Village contains a good range of shops and services and enjoys good public transport links into Worthing.

The Application Proposals

A two storey building having a T shaped footprint as per the approved replacement dwelling is proposed. The first floor will be contained within the roof space and rooms within the first floor will be lit by small carefully designed gabled dormer

windows and roof lights. A self-contained flat is proposed on each of the two floors with both having a separate access. A total of four off street parking spaces are proposed leading off Paddock Way, with two spaces being allocated to each flat. A communal garden area is proposed to the southern end of the curtilage (ie. at the bottom of the triangle).

The proposal has a similar footprint to the scheme refused under application ref. FN/60/06. However, at the southern end of the development the roof has been dropped to appear as a subsidiary single storey element. This reduced roofline is effectively that part of the proposed building lying behind the main rear building line of 26 Nepcote Lane (Heathfield, the property immediately t the east). The building does not project beyond the conservatory on this neighbouring property.

In terms of ridge height, whilst the proposal is marginally higher than the ridge height set by the approved dwelling, it would nonetheless be no higher than that set by the neighbouring property to the east, 26 Nepcote Lane. This fact is demonstrated by the 1:100 scale street scene elevation presented on the submitted drawings.

Evaluation of the Proposals

This is considered a well designed and carefully thought through scheme that overcomes problems highlighted with the previous refusal under application ref. FN/60/06. The southern end of the building has had its scale reduced to respect the amenities of the neighbouring property to the east. The reduction of the number of flats from four to two allows a consequent reduction in the number of parking spaces and an increase in the areas provided for landscaping and amenity space. The footprint of the proposal is not materially or significantly different to that previously approved on the proposal for a single replacement dwelling. The ridge height is marginally higher than the approved scheme but would remain no higher than that set by the neighbouring property to the east, 26 Nepcote Lane. This is the only property with which the proposal would have any real visual relationship.

The design of the proposal is otherwise to a high standard incorporating good quality materials. The design, despite being two storey, has a relatively restrained massing with the accommodation on the first floor within the roof space.

Access Design Philosophy on the Scheme

The site lies within a short distance of the village of Findon. Findon is a sustainable location in which to accommodate small infill schemes such as this. The village is served by a number of shops and there is a county primary school. The village has good leisure facilities including village hall and formal recreational area. It is served by a regular bus service into the closely neighbouring settlement of Worthing.

Sources of Advice and Guidance

In preparing this application particular regard has been had to the Building Regulations 2000 (as amended) and British Standards 8300 and 5588 concerning codes of practice for the design of buildings to meet the needs of disabled people in terms of access and means of escape. This is generally a flat site on which it would be easy to achieve gentled ramped access into the entrance doors. Obviously the ground floor flat would be more appropriate for occupation by a disabled person. The site can comfortably meet Part M of the Building Regulations.

Current Access Provision

The scheme has been designed to provide parking close to the front doors to the two flats. This would make disabled access particularly convenient.

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