

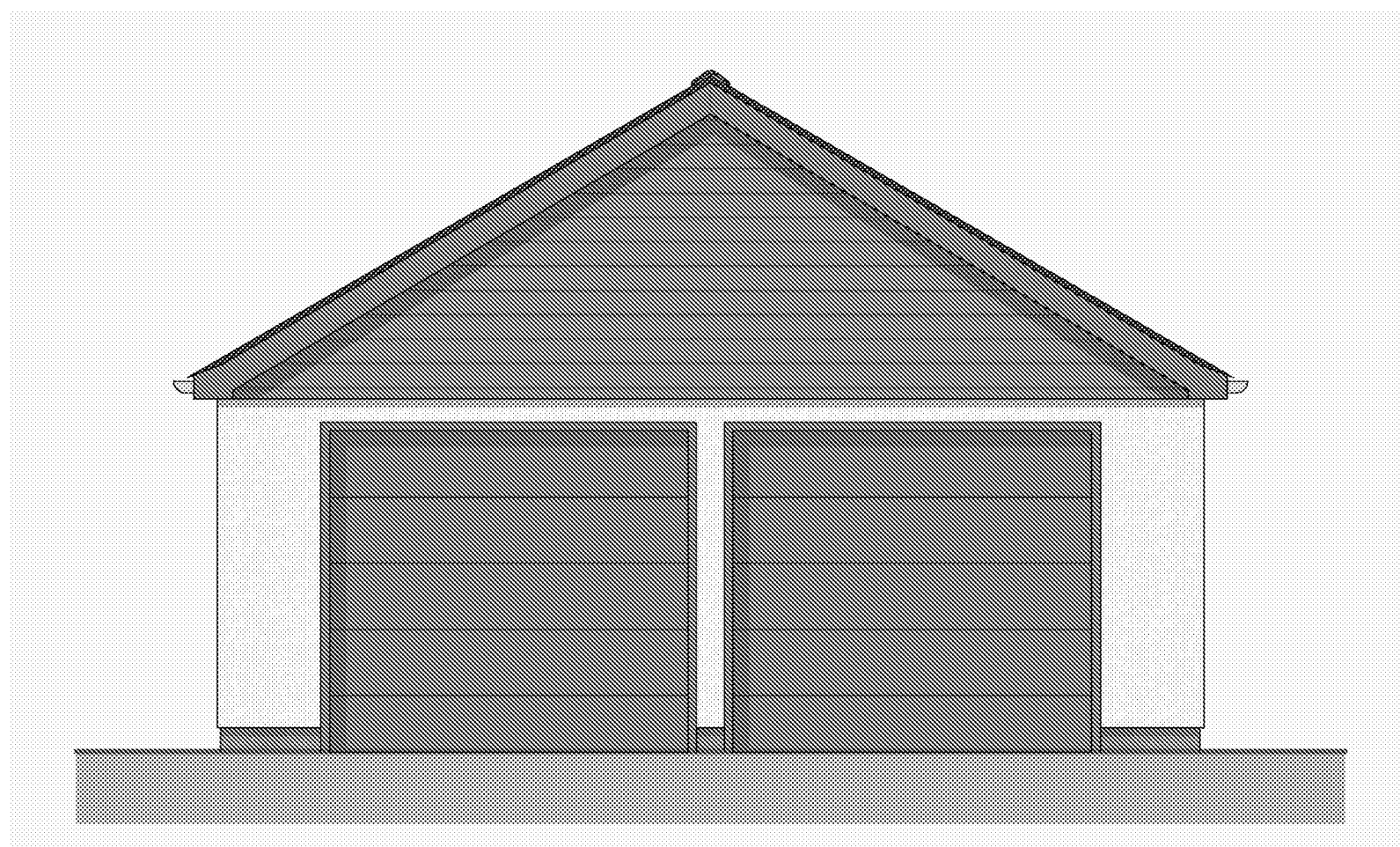
Design & Access Statement

Proposed double garage on land to the rear of:

7 Middleton Road
Bognor Regis
PO22 6BL



**Kingfisher
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ARCHITECTURAL DESIGN LTD



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The Proposal

This Design and Access Statement is in support of a Full Planning application for the construction of two new double garage on land to the rear of 7 Middleton Road, Bognor Regis.

Site Description

The application site comprises an area of 0.12 hectares, and features a detached chalet bungalow with rear annexe, and a large existing garage/workshop outbuilding to the rear. The site is flat and much of the existing land is laid to tarmac hardstanding. The proposed garage location is on land that is laid to gravel and features an unused greenhouse.

Highways / Access

The land to the rear is accessed by a driveway that runs alongside the existing bungalow, and no changes to this arrangement are proposed.

Form & Appearance

The double garage features a shallow pitched roof with two gables. The choice of materials has been chosen to harmonise with the existing dwelling at Number 7, as well as the proposed dwelling(s) to the rear.

Layout

The proposed garage is in addition to the new dwelling as approved and in progress. The double garage will add additional parking to the new dwelling, and everything relating to the previous approval remains unchanged. The proposal will use land that was previously left unused from the approved dwelling application

Site History

There is some recent planning history for the site :

FP/184/20/PL - Demolition of existing garage/outbuilding & construction of a pair of semi-detached houses & associated works - Appeal in progress.

FP/177/20/HH - 2 No. dormers to front elevation - Approved

FP/203/17/PL - Demolition of outbuildings & erection of 1 No. dwelling to rear (resubmission following FP/137/17/PL) - Approved

FP/137/17/PL - Demolition of outbuildings & erection of a pair of semi detached 2-bed chalet bungalows to rear - Withdrawn

Scale & Amount

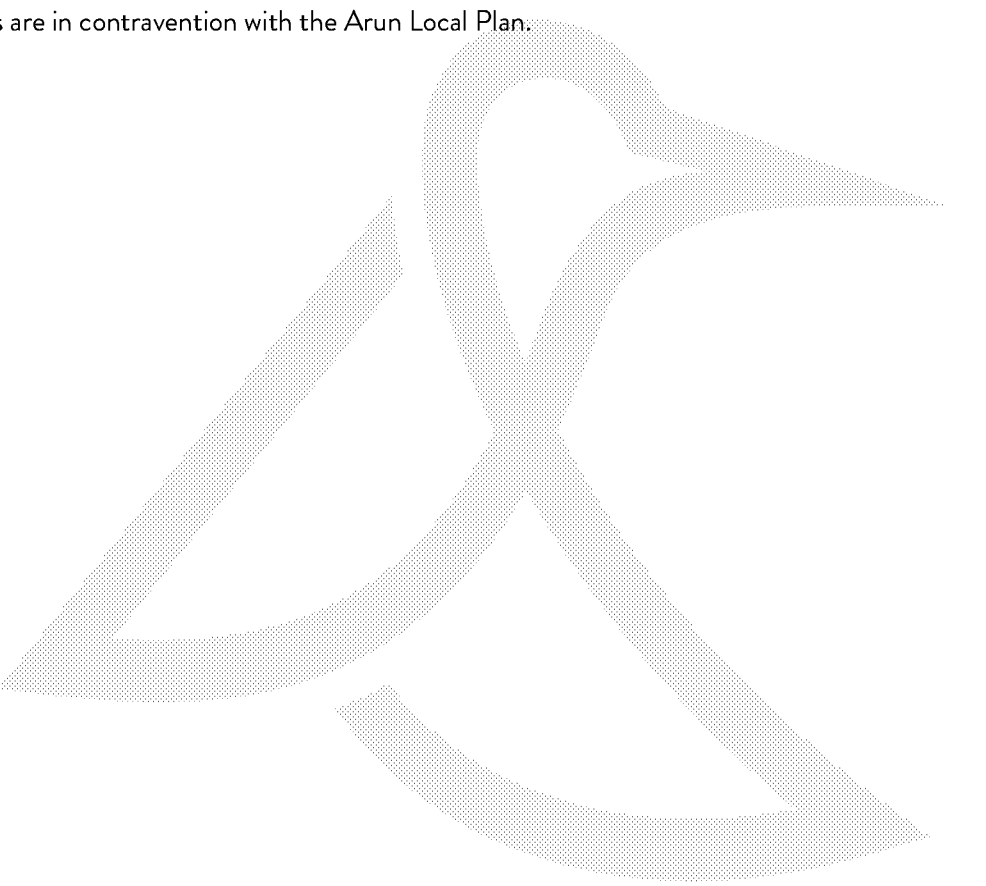
The proposed garage will occupy a footprint of 38 square metres. Separation around the garage has been maintained to a minimum of 1.1m, with the garage positioned slightly to the South, to increase the distance slightly to the neighbour's property at 4 Flansham Lane. The ridge height has been kept to a minimum, with a shallow pitched roof, to avoid harming the amenity of the surrounding properties.

Landscaping

The proposed garage will be sited in an area that was previously part of Number 7 Middleton Road, featuring a greenhouse, but has since been subdivided to accommodate the new dwelling at the rear, meaning the land would have been unused and laid to gravel.

Planning Policy:

It is not considered that the proposals are in contravention with the Arun Local Plan.



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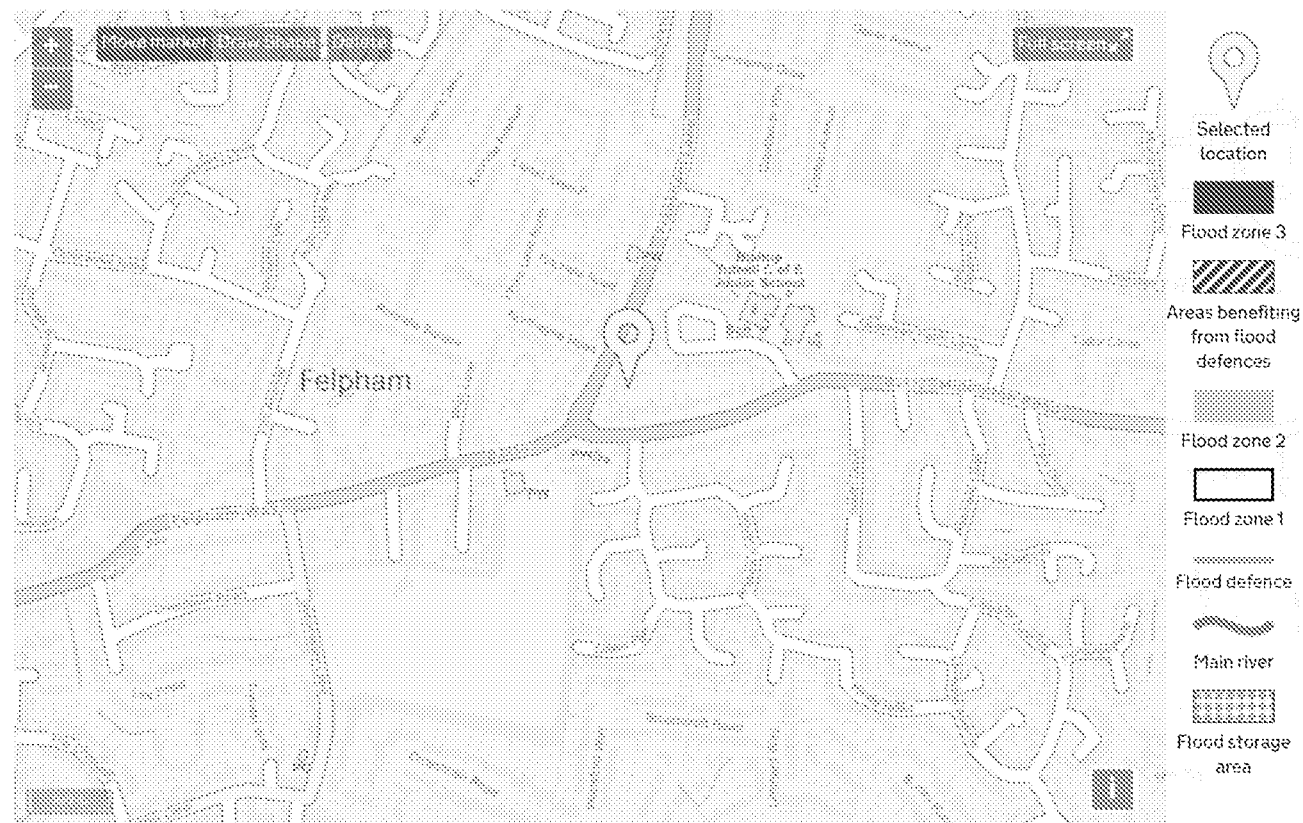
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Foul Drainage:

The new garage will not create additional foul drainage.

Flood Risk

The NPPF requires the identification of all potential sources of flooding to the development. The site does not fall within an area which has been designated by the Environment Agency as being at risk to flooding from rivers and the sea :



EA Guidance

The environment agency offers guidance for the depth and scope of a flood risk assessment for this type of development which is less than 1 hectare in area and falling within the flood zone 1 : “For developments (other than changes of use) less than 1 hectare in flood zone 1, the main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives.”

Managing surface water run-off

The SuDS manual has been used to provide the necessary design guidance for the managing of surface water on the site. The proposals are for all surface water to be disposed of on site via soakaways, with no additional surface water discharging into the foul drainage system. Winter groundwater monitoring took place during the winter of 2019/2020 to establish infiltration rates. A detailed surface water management design is underway and will follow this planning application submission or be discharged via condition following a grant of permission.