ARUN DISTRICT COUNCIL:FP/126/08/

DESIGN, ACCESS and PLANNING STATEMENT

for

ARUN DISTRICT COUNCIL
No. FP 126 08
RECEIVED

The erection of 1 No 3 bedroom chalet house on the land to the rear of 7 The Crescent, Felpham.

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

A. Burrows Meng (hons)
of
T. M.Burrows & Partners
(Architects and Property Consultants since 1940).

Commissioned by:

Regent Properties

Dated:

June 2008

Proposal

This proposal is for full planning permission for the erection of 1 No 3 bedroom chalet house on the land to the rear of 7 The Crescent, Felpham. The applicant hopes that this design and access statement will serve as a useful guide for the Local Planning Authority, statutory consultees and general public.

Use

General:

The site is currently a disused garden ancillary to the house known as 7 The Crescent. The site is mostly flat with moderate screening on all boundaries. The site has minimal intrinsic value and offers little to the visual make up of The Crescent.

The remaining house No 7 will be left with a garden comparable to other properties found in The Crescent. The plans that accompany this application demonstrate that the proposed house will sit comfortably in the street scene.

The site is in a long-established residential neighbourhood with a broad range of community facilities only a short walk away. The site falls very close to local transport nodes and is a short distance from the retail amenities of Felpham Village located some 500 yards away. The site is located to provide safe, convenient and direct pedestrian routes making it a desirable and sustainable location.

Policy:

The current national planning policy guidance Planning Policy Statement 1 (**PPS1**), Delivering Sustainable Development and Planning Policy Guidance 3 (**PPG3**), highlight the need for not only a more efficient use of land, but a priority for the use of brownfield sites, and the importance of inclusive and sustainable communities.

The current West Sussex Structure Plan 2001 – 2016 makes specific reference in policy **LOC 1** for the need to locate new development within towns and villages particularly through the reuse of previously developed land. It goes on to highlight the need for infilling provided that the impact on the character of the area and the environment, resources and assets of the County is acceptable.

The application site falls within a sustainable location and, therefore it is felt complies with all the national and regional housing policies.

Within the local Planning context this application should be considered under policies GEN2, GEN4, GEN7 and GEN12 of the Arun District Local Plan.

Amount

This proposal is for 1 No 3 bedroom house.

Size of Site	0.07 hectare
Footprint	96 sqm

This proposal equates to a density of **15 dwellings per hectare**.

Planning Policy Guidance Note 3 (PPG3) Housing under section 57 'Making the Best Use of Land' encourages local authorities to "avoid developments which make inefficient use of land" and also "encourage housing developments which make more efficient use of land (between 30 and 50 dwellings per hectare net)".

Whilst the density is slightly lower than that outlined in PPS3 the site would be comparable to surrounding plots, and in keeping with the local area.

The proposal is for a 1 ½ storey building which will allow for one full floor and one half floor. This will provide for the accommodation necessary to house families or couples of all ages whilst allowing the proposed dwelling to remain harmonious in the street scene of The Crescent and prevent any overlooking.

Layout

This is an outline application seeking approval for siting, layout and means of access. However, the plans that will make up the reserved matters application will demonstrate that an attractive well-designed house can be easily accommodated on the site, and that:

1. All rooms will be substantial and afforded with plenty of light.
2. The kitchen will overlook the The Crescent to allow for increased security.
3. All bathrooms & WC's will have opening windows
4. The house provides for a covered porch and any hard landscaping will be kept to a minimum.
5. There will be substantial south facing windows to increase solar gain.

Landscaping

Owing to the urban setting of the site their will be limitations in relation to landscaping. However, the applicant feels that with careful thought to the front and rear gardens a comprehensive planting of shrubs and flowers will increase the amenity value of the site.

Hard Landscaping:
A subtle lantern lighting and security system will create a warm and welcome feeling for the longer winter and late summer evenings.

Soft Landscaping:
With regard to soft landscaping, it is intended that the existing boundary hedging should be retained and indigenous species appropriate for the Solent zone should be liberally planted within all boundaries.

Scale

It is clear to see from the location plans provided as part of this application that the application site conforms to the densities and plot sizes of surrounding properties.

The proposed plot can comfortably accommodate the proposed dwelling whilst maintaining comparable distances on all boundaries.

The building will retain a relationship with surrounding properties and fit comfortably into the street scene.

Appearance

The applicant intends to build a unique architect designed house with many high quality finishes in a Sussex style. It is felt that such quality of design will only serve to enhance and complement the existing street scene of The Crescent.

The house will be built in red brick sections of which will be rendered with prominent quoining and careful fenestration. The proposed roof will be pitched between 40 – 50 degrees with plain clay tiles open eaves and flush verges. The front elevation of the proposed house is balanced and simple with vertical form to windows.

Access

The application site falls very close to Bognor Regis town centre and as such complies with the recommendations set out in Planning Policy Statement 6 (PPS6), Planning for Town Centres and Planning Policy Guidance 13 (PPG13), Transport.

The application site is in walking distance of all local bus routes and is sited close to Bognor Regis train station. A cycle store will also be provided for the proposed house in the hope that residents will be encouraged to use more sustainable forms of transport.

The developer has been mindful of the Disability Discrimination Act (DDA) 1995 and relevant updates from 2005 and has complied fully with Access to and use of buildings, Approved Document M.

In accordance with ODPM Safer Places – The Planning System and Crime Prevention the applicant also feels that design of the house allows for natural surveillance providing residents with a safer environment in which to reside.

In the compilation of this application the applicant has consulted:

West Sussex County Council – Highways Department
Design Bulletin 32 / Places Streets & Movements / Draft Manual for Streets
Approved Document M – Access to and the use of buildings
Disability Rights Commission – Code of Practice
ODPM Planning & Access for Disabled People
ODPM Safer Places – The Planning System and Crime Prevention

Conclusion

For all the reasons outlined in this design and access statement the developer hopes that the Local Authority will appreciate the careful thought and consideration that has gone into the assembly and decision process for this scheme.

Whilst a residential use was the foundation for the application careful assessment, involvement and evaluation was given in order to determine the most appropriate size, type, tenure and design for the building.

Through assessment the developer gave careful consideration to the site and its surroundings incorporating all physical, social, economic and policy related issues. The developer has used local, private and government guidance in putting together the application, but would like to stress the open minded approach it looks to take on the proposed development.

It is hoped that the Local Authority will be able to determine this application as swiftly as possible for the reasons explained in this statement. However, should the Local Authority, Statutory Consultees or members of the public have any problems or queries relating to the application we would be pleased to hear from you as soon as possible.

Please contact Regent Properties on either:

info@regentproperties.org or (01243) 512 628

Documents used in the preparation of this application:

1. Planning Policy Statement 1 (PPS1), Delivering Sustainable Communities
2. Planning Policy Statement 3 (PPS3), Housing
3. Planning Policy Statement 6 (PPS6), Planning for Town Centres
4. Planning Policy Guidance 13 (PPG13), Transport
5. Commission for Architecture and the Built Environment: Design Statements
6. Safer Places: The Planning System and Crime Prevention
7. Design Bulletin 32 / Places Streets and Movements / Draft Manual for Streets
8. Access To and Use of Buildings: Approved Document M
9. Planning & Access for Disabled People: A good practice guide
10. West Sussex Structure Plan 2001 – 2016
11. Arun District Local Plan 2003.