
Sussex Building Consultancy Limited



Design and Access Statement for 2 Second Avenue Bognor Regis PO22 7LJ.

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1.0 Introduction

- 1.1 The application is for detailed planning approval for a detached two storey, 4-Bedroom dwelling in the side garden of No. 2 Second Avenue for which outline planning approval was previously granted in 2007.

2.0 Site Description

- 2.1 The existing dwelling on the site is a 2 storey detached house set in comfortable grounds within the private Summerley Estate in Felpham.
- 2.2 The site is predominantly flat and currently laid to lawn forming part of the garden of No. 2 Second Avenue.
- 2.3 There are some detached timber clad outbuildings on the site with the 'garden building' sited in the new plot to be removed to facilitate this proposed development.
- 2.4 The local area is characterised by detached dwellings of varying sizes and architectural designs, No. 2 Second Avenue has a timber weatherboarding and render wall finish with plain tiled pitched roof whereas No. 1 Second Avenue, immediately to the south, has textured render and plain tile hanging walls and interlocking concrete pan tiles to the low pitched roof.



3.0 Planning History.

- 3.1 BR/141/63 – Dormer windows – permitted development.
- 3.2 FP/69/98/T – Fell 1 No. Macrocarpa tree - approved.
- 3.3 FP/180/00/ - Single storey granny annexe extension - withdrawn.

- 3.4 FP/72/01/ - Single storey rear extension – approved.
- 3.5 FP/178/02/ - Detached timber shed – approved.
- 3.6 FP/164/07/T – Works to conifer trees – withdrawn.
- 3.7 FP/266/07/ - Outline application for detached 4-Bed House – approved.
- 3.8 The principle of development has already been accepted by the approval of the 2007 outline planning application.

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary within the parish of Felpham with some trees covered by Tree Preservation Orders.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy GEN12** parking in new development.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is to provide a new detached, two storey, 4-Bedroom dwelling with associated parking to the side of No. 2 Second Avenue with a minimum gap of 1.0 metre to the boundaries either side of the new development.
- 5.2 The design will be contemporary in nature with painted render walls to lower elevations and stained timber weatherboarding above and a plain clay tile covering to the pitched roof set at 45 degrees – this is similar to the existing house at No. 2 Second Avenue.
- 5.3 The new doors and windows will be wooden framed, double glazed, casement type.
- 5.4 The development will not result in any overlooking of adjoining properties with first floor side facing windows serving the bathroom, en suite and landing areas being fitted with obscure glass.
- 5.5 The new dwelling is set approximately 40 metres from the rear elevation of the dwelling to the rear at its nearest point.

6.0 Use

- 6.1 The proposed use of the building will be for a single family residential dwelling.

7.0 Amount

- 7.1 The new floor space created by the development is 78 m², on the ground floor with 72 m² on the first floor, (total floor area 150 m²) this includes for a single integral garage on the ground floor.

8.0 Site Layout

- 8.1 The new dwelling sits approximately 6.7 metres from the front boundary and a minimum of 1.0 metres in from each side boundary.

- 8.2 The new rear garden depth is 17.0 metres and the new plot has a width at the front of 10.6 metres tapering to the rear with a width of 7.8 metres.

9.0 Scale

- 9.1 The scale of the proposed new dwelling is considered appropriate to the surroundings, with the surrounding houses being predominantly 2 storeys.
- 9.2 The existing plot size for No. 2 Second Avenue is 855 m², the new plot will take 354 m² of this with the remainder 501 m² retained by the existing dwelling - the resultant plot size has already been accepted in principle by the approval of the outline planning application previously submitted in 2007.

10.0 Landscaping

- 10.1 As shown on the site plans with the new dwelling sitting centrally within the plot with permeable paved driveway, hardstanding and path/patio areas with the remainder predominantly laid to lawn.
- 10.2 There are some bushes to the front of the plot which will be retained where possible, elsewhere, there are some very small fruit type trees which will be retained where not coinciding with the new house.
- 10.3 The existing boundary treatments are 1.8 metre timber fencing to the sides and rear and a low brick wall with close boarded fencing above to the front elevation (with evergreen bushes behind)– these will be retained save for the adjustments for the new pedestrian and vehicular access.
- 10.4 A new 1.8 metre close boarded fence will be erected between the new dwelling and existing house which will reduce to 1.0 metre high into the front garden area.



11.0 Trees

- 11.1 One very small cherry tree (2.0 metres high) will be removed to make way for the new dwelling and an evergreen bush to the side elevations (2.5 metres high).
- 11.2 None of the trees on site are deemed of any real specimen or size.

12.0 Appearance

- 12.1 The appearance of the proposed dwelling will be sympathetic to the existing house and the attractive nature of the Summerley Estate area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Painted render to external walls at lower level with stained timber weatherboarding above will match that used with the existing house – No. 2 Second Avenue.
- 13.2 The pitched roof will have plain clay tiles to planning approval and windows and doors powder coated aluminium framed double glazed units.

14.0 Access

- 14.1 A new vehicular and pedestrian access will be formed to serve the new dwelling across the grass verge with a suitable compliant vehicle crossover with the express approval of the owners of the Summerley Estate private roads and verge.
- 14.2 There will be no changes to the existing arrangements serving No. 2 Second Avenue
- 14.3 Parking to serve the proposed dwelling is in accordance with Council Standards at two spaces, likewise the existing dwelling will retain three car parking spaces.
- 14.4 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document 'M' to the Building Regulations – level or ramped approach will be provided to the main entrance with compliant circulation and WC access provided internally.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the new building will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.
- 15.2 The proposal is for a 2 x storey detached dwelling, sited in a sustainable and established residential location.
- 15.3 Refuse and recycling bin storage is provided for the new development and cycle storage will be provided also.

16.0 Flood Risk

- 16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.

- 16.2 Floor levels will be the same as the existing dwelling.
- 16.3 The following are proposed as part of the development – rainwater run off collected by water butts with overflows to new soakaways, permeable surfacing implemented and foul water drainage taken to existing public sewers.

17.0 Drainage

- 17.1 Foul water drainage – new drain runs will be taken to existing private drains which are then taken to the public foul water sewerage system.
- 17.2 Surface water drainage – to discharge into new soakaways located in the front garden at least 4.5 metres from any building.

18.0 Conclusion

- 18.1 The development proposed is in accordance with Council policies since it meets the criteria and guidelines set out in those policies. The development is located within an area of dwellings with a mixed design and materials, it does not give rise to any significant impact on the street scene, nor any amenity of surrounding occupiers. The design is sympathetic to its location and separation distances are generally maintained.
- 18.2 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or materially adverse impact on the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 18.3 The planning application is to provide 1x two-storey detached dwelling. The proposal is sympathetic to the site, its surroundings, and the locality in general.
- 18.4 The proposed development is sited on previously developed land within the settlement boundary of Bognor Regis, which is a sustainable location for development.
- 18.5 The site is already occupied by a single residential dwelling and the plot size is ample and sufficient to accommodate an additional dwelling.
- 18.6 The proposed dwelling will be built to a high quality and make a positive contribution to Second Avenue. Its overall scale, form and appearance will respect the street scene and the character of the surrounding area.
- 18.7 The site is within walking distance of local amenities and bus services, and provides unrestricted access for the elderly and disabled.
- 18.8 The proposal is in accordance with all development related policies in the Development Plan and in accord with all other material considerations. It does not give harm to amenity, or the appearance of the area. We hope therefore the Council will feel it appropriate to grant Planning Permission.
- 18.9 There are considered to be no material considerations nor harm to amenity or other matters which would give rise to a justification for a refusal of planning permission

19.0 Appendix



'Shergar', No. 1 Second Avenue



No. 3 Second Avenue