O'NEILL ARCHITECTURAL SERVICES

16 Grosvenor Road, Donnington, Chichester, West Sussex, PO19 8RX Tel/Fax 01243 531333

Peter A. O'Neill M.B.I.A.T
J. A. O'Neill

My ref: 0939

Design and Access Statement - Outline application for detached dwelling and garage. Land rear of 7 Middleton Road, Felpham, West Sussex.

I refer to the above proposal and enclose the completed application forms togeather with a cheque for £335 being the required fee.

Assessment of physical context.

The site lies to the rear of No 7 Middleton Road, close to the the junction with Felpham Way, which is part of the main A259 trunk road from Bognor to Littlehampton. The site is part of the garden to No 7 Middleton Road which is one of the largest gardens in the area, the proposed dwelling is on the site of existing flat roofed garage and store buildings, there is however alternative parking spaces on the site which will provide space for garaging to both the new dwelling and the existing house. The site is surrounded on all side with dwellings of a mixed variety although mainly two-storey, and access to the site will be via the existing access drive running along the side of No 7 Middleton Road

Social/economic context and planning context.

The development will have no adverse affect on the amenities currently enjoyed by adjoining occupiers and the proposal will provide employment for local trades. Furthermore, local suppliers will benefit from further business. The new dwelling will also contribute to the District Councils housing supply.

It is important that when windfall opportunities come forward for residential developments of this type they should be taken, in accordance with general principles set out in PPG3, and where to do so would cause no material harm to any interest of acknowledged importance.

Involvement of Local Interests.

I would like to have made a preliminary enquiry to the planning department at Arun District Council but that particular authority will not accept such an enquiry.

Evaluation.

ARUN DISTRICT COUNCIL FP/136/09/

The opportunities and constraints of the site were carefully considered and it was believed that sufficient land was available to allow a form of development as detailed on the plans

Design Principles.

The proposal is for outline permission only and details of the design will be dealt with under 'reserved matters'. The proposed dwelling however will be single storey with pitched roofs, possibly with some accommodation within the roof area, and will be of a size and located in a position on the site that retains existing trees/ hedges as much as possible.

Amount of development.

The proposal is for a detached dwelling with a separate garage and a garage will also be constructed for the use of 7 Middleton Road.

Layout.

In preparing the application, careful consideration has resulted in a satisfactory relationship between the proposed dwelling and those of the neighbours as well as the overall character of the area.

The application is outline only and details of the internal arrangement of rooms will be dealt with under 'reserved matters'.

Scale.

The opportunities and constraints of the site were carefully considered and it was believed that sufficient land was available to allow a form of development that was not dissimilar to the general layout and arrangement of adjacent properties. The particular location is sufficiently away from adjacent properties so as to ensure that the development would not result in either overlooking or overbearing of neighbouring houses.

The amount of land available is sufficient to provide adequate garden space for not only the existing houses but also the proposed dwelling and there is existing and proposed new sceening/fencing around the rear and sides of the curtilage.

Landscaping:

The proposed development is within the garden area of an existing dwelling and where possible existing features have been retained. It is poposed to site the dwelling in a location where the majority of existing trees/ hedges and boundary fencing can be retained.

There is no need for an y large drive areas, in fact the existing drive which will serve both proerties will be reduced in length.

Appearance..

The application is for outline permission only and details of the appearance will be dealt with under 'reserved matters'.

Inclusive access and vehicular and transport links.

All persons either living within or visiting the property will be able to move through the place regardless of age or disability. Access to the house will comply with the Building Regulations and the Disability Discrimination Act 2005. There will be a ramped access with a level landing outside the front door, all ground floor doors will be minimum 8oomm clear width and an accessible ground floor cloakroom with toilet facilities will be provided. Electrical sockets and switches will be at an easily accessible height between 800mm and 1.1 metres above floor level.

The site lies close to the main A259 trunk road with good links along the south coast. The site is within easy distance of Felpham village and Bognor town centre with its rail and bus links to the transport system.

Conclusions:

From the above it will be seen that the proposed development has been carefully considered in order to comply with Government and Local Plan Policies. The new dwelling as proposed is of a type and in a form that would have no adverse affect on the character of the area or the amenities currently enjoyed by the occupiers of the adjoining residential properties.

Should you require any further information then please let me know.

ARUN DISTRICT COUNCIL FP/136/09/