

DESIGN & ACCESS STATEMENT

-for –

A NEW SEMI-DETACHED DWELLING

- at –

94, OUTERWYKE ROAD

FELPHAM, WEST SUSSEX PO22 8LT



View of the North elevation

1.00 INTRODUCTION

This statement is prepared in support of a planning application for the following proposed works 94, Outerwyke Road, Felpham:

1. Additional semi-detached 3 bedroom dwelling
2. Alterations to existing dwelling.

2.00 CONTEXT

The site is located in Outerwyke Road. The surrounding area is entirely residential with properties of various styles. The properties within the immediate vicinity are however predominately semi-detached.

The existing house is a two storey chalet style property with white rendered walls & plain tiled roof.

3.00 PLANNING HISTORY/STATEMENT

Outline consent with all matters reserved was originally approved by FP/252/OUT for a detached dwelling with a single garage in the front garden. A subsequent application FP/48/OUT was approved on 10 June 2015 for an identical outline application.

The proposed design being semi-detached is considered to be more in keeping with the surrounding properties & it should also be noted that there is no proposal for a garage in the front garden.

4.00 AMOUNT

The existing property has 2no. bedrooms & a gross internal floor area including the attached garage of 133 sq. metres. The proposed development will result in a pair of 3no. bedroom semi-detached chalet style properties with gross internal floor areas of approximately 133 sq. metres each.

5.00 LAYOUT

The general site layout remains as existing with access & parking to the North & generous gardens to the South. The design has no windows on its East elevation to ensure that overlooking of neighbouring properties is avoided.

6.00 SCALE

The general scale of the development is in keeping with the surrounding properties & is restrained by maintaining the chalet style appearance of the existing house.

7.00 LANDSCAPING

The existing mature planted beds at the front of the property each side of the access are to be retained. A small area of soft landscaping is to be created between the parking areas & the houses. The majority of garden amenity space is on the rear & South facing side of the houses.

8.00 APPEARANCE

The materials to be used will be the same as the original house being typical of the area with white painted rendered walls at ground floor level & dark stained timber boarding at first floor level. The pitched roof will be finished with plain tiles.

9.00 ACCESS & PARKING PROVISION

The existing access is to be retained. On site parking & turning is to be provided with two spaces per dwelling with safe access to the site & egress to the highway.

10.00 CONCLUSION

The site lies within the Built Up Area Boundary & therefore the principle of an additional residential development within the area is acceptable. The proposed dwelling is of a similar area to neighbouring properties with a comparable garden area. The proposal would respect the existing spacing & pattern development of the locality.

The semi-detached design & street elevation are in keeping in terms of design & scale with other properties in the area.

The proposal is approximately 19 metres from the rear flank of properties in Firs Avenue & there are no planned windows on the eastern elevation & as such there are no overlooking issues & the impact on the neighbouring properties is not overbearing.

The proposal for a semi-detached design without garaging in the front garden is considered a more appropriate solution than that offered by the approved outline scheme.

RJCA Ref: 2015/21 – August 2015