

DESIGN AND ACCESS STATEMENT

for

Amendments to application

FP/44/07

**“Approval of reserved matters for
application FP/271/05 incorporating an
extension over existing garage on the land
adjacent to 51 Berewecke Road”**

Required under:

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

Compiled by:

AB Planning & Design
(Planning Consultants since 1940)

Commissioned by:

Regent Properties

Dated:

July 2007

ARUN DISTRICT COUNCIL				
No.	FP	172	07	
RECEIVED	13/7/07			

Proposal

This proposal is for amendments to application FP/44/07 "approval of reserved matters for application FP/271/05 incorporating an extension over existing garage on the land adjacent to 51 Berewecke Road". 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 51 Berewecke Road. The site is mostly flat with vegetation on both the eastern and western boundaries. The site currently has minimal intrinsic value and offers little to the visual make up of Berewecke Road.

The remaining house 51 Berewecke Road will be left with a substantial garden comparable to other properties found in Berewecke Road. The proposed house will be of the highest quality design involving the use of local materials and a substantial landscaping scheme which will include the planting of mature trees on the eastern boundary (such detail will all be presented to the Local Authority at an appropriate time).

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 available in Felpham village. 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 Statement 3 (PPS3), Housing 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 4 bedroom house.

Size of Site	279.5 sqm / 0.03 hectare
Footprint	82 sqm

This proposal equates to an approximate density of **33 dwellings per hectare**.

This density is not only comparable to surrounding plots, but is in line with national, regional and local planning guidance on required densities for new development.

The proposal is for a 2 storey building which will allow for two full floors in occupation. This will provide for the accommodation necessary to house families or couples of all ages whilst allowing the proposed dwelling to remain a subtle and attractive feature in the street scene of Berewecke Road.

Layout

Detailed layout and elevation plans make up part of this application and it should be noted that:

1. All rooms are substantial and afforded with plenty of light.
2. The living room will overlook the driveway and will have an external door for security.
3. The garage links directly to the house.
4. All bathrooms & WC's will have opening windows
5. The house provides for a covered porch and any hard landscaping will be kept to a minimum.

Landscaping

A comprehensive landscaping scheme shall be presented at appropriate time to Arun District Council. It is though envisaged that the driveway should be made of a low ecological impact surface to allow maximum gaseous and aqueous exchange in order to limit hard landscaping on the site.

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 to the eastern and western boundaries.

The rear (east) boundary of the site should be planted with semi mature hardy, evergreen trees not less than 6 ft high spaced every 4 meters. These trees should be under planted with substantial hardy evergreen shrubs.

Scale

It is clear to see from the elevation and block 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.

Appearance

The applicant intends to build this unique architect designed house with a high quality finish in a Sussex style. It is felt that this quality of design will enhance and complement the existing street scene of Berewecke Road.

The houses in the locality of the site are of a mixed nature. A mix of bungalows and 2 storey houses can be seen demonstrating a mixture of architecture and styles. There appears to be no major synergy in the buildings although there is a predominance of brick and render walls.

The proposed plot is reminiscent of other infill developments to be found in the area namely 18 Minton Road and 49 Berewecke Road. The elevations demonstrate that a four bedroom house can be adequately accommodated within the site whilst retaining substantial spacing between the proposed building and the boundaries. To the north of the site is 51 Berewecke Road which has two secondary windows overlooking the proposed dwelling. You will see from the elevation plans that in fact no windows are intended for the north elevation and there will therefore be no overlooking from the proposed structure to the north.

To the west of the site is Berewecke Road and no relevant buildings that will be directly affected by the development. To the east of the site is a large drainage area owned by Southern Water which leads onto the large amenity and garden areas for the houses off Minton Road and Davenport Road. The most noticeable impact will be 26 Culver Road, and this is why we have set the proposed structure some 20.5m from the existing building with no windows in this elevation.

Access

Berewecke Road and Culver Road form an avenue with minimal vehicular flow. The proposed site has a dropped curve which is currently serving the garage at 51 Berewecke Road, and for this reason it is our strong belief that the proposed development will create no significant noise or visual disturbances.

The proposed development will also have parking for two cars in accordance with the Arun District Local Plan, and it will also allow for easy pedestrian access to the shops in the local village some 500m away and to Bognor Regis along the seafront.

The application site is in close proximity to local bus routes leading to Bognor Regis, Littlehampton and Chichester. It is therefore felt that the site complies with the guidance set out in Planning Policy Guidance 13, Transport.

Conclusion

For all the reasons outlined in this design and access statement the applicant 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:

Documents used in the preparation of this application:

1. Planning Policy Statement 1 (PPS1), Delivering Sustainable Communities
2. Planning Policy Guidance 3 (PPG3), 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.