

DESIGN, ACCESS + PLANNING STATEMENT

This statement is to accompany a Full Planning Application for a new build 3 bedroom, chalet style bungalow at 7 Ambleside, Felpham PO22 8NG.

The existing house, a 1960's semi-detached property, occupies a large corner plot of some 535 sqm. To accommodate the new proposed dwelling, the plot would be split, leaving no.7 with a curtilage of circa 185sqm - in keeping with other plots in the street. The new property would be afforded a plot of circa 320sqm. A shared access driveway for the 2 units will allow vehicular access to the highway.

The current design, for a single chalet style bungalow is informed following a pre-application submission for 2 no. semi-detached dwellings on the site (ref: PAA/13/20). Feedback on that proposal was that amenity spaces for the new dwellings would fall short of policy requirements and there were also overlooking concerns, primarily south facing towards no. 8 Ambleside.

The resultant design, for a single dwelling, addresses the above, providing a rear garden depth of over 10m, and with a width of over 13m, a total rear garden area of approx. 125sqm. The resultant rear garden for no.7 also remains policy compliant with a depth of 10.5m.

Internally, the new dwelling provides 118sqm of habitable space which is in excess of nationally described space standards which require a 3 bedroom, 6 person house to have a min. area of 102sqm.

Accessibility is in accordance with a Category 1 dwelling as described under Part M Building Regulations. In addition, the presence of a ground floor bedroom & bathroom provides the opportunity for an occupant to live solely on the ground floor should they choose. The property would go towards addressing a current shortfall in this typology within the district as such making a valuable contribution to the needs of the elderly population, as is advocated in the supplementary text in the Arun Local Plan.

Overlooking concerns to the south are addressed by the chalet bungalow form. Fenestration to the southern elevation is predominantly limited to high level rooflights. Windows are retained to the front gable, in order to address the streetscene and help animate the facade, however the outlook from this point is limited to the adjoining driveway. The internal arrangement of the accommodation is such that bedrooms are placed such that opportunities for overlooking are limited to a non-harmful extent.

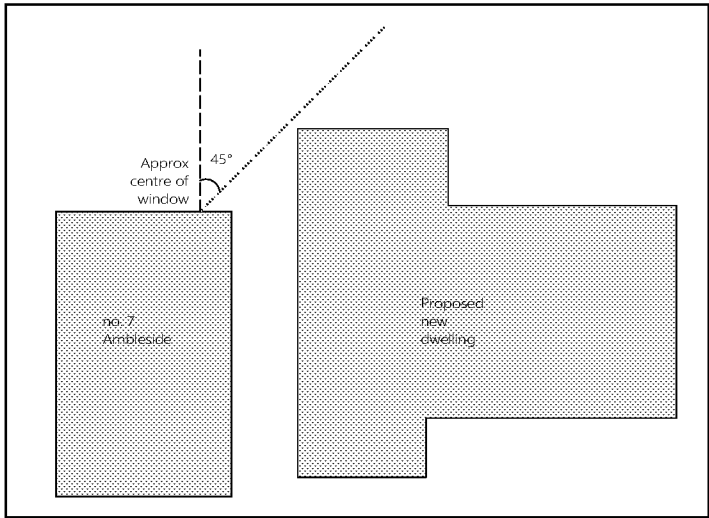
Parking provision for the new and retained dwellings are policy compliant, with each house being provided 2no. off street parking spaces. Driveways are safely accessed from a quiet, dead end cul-de-sac where vehicle movements are minimal and slow speed. It is also noted that no objection relating access was raised in the pre-app response.

New refuse stores are proposed to both the existing and proposed houses, allowing covered & concealed storage of wheelie bins to the frontages.

Materials and detailing on the proposed new dwelling are informed by the adjacent properties, in order to create an addition to the streetscene that is complimentary, but distinct from its neighbours. A brick in similar tone to the existing houses would be used, with a corner pier detail employed to terminate a framed panel of render to the front gable. Plain concrete roof tiles, grey windows and horizontal brickwork detailing are used to provide interest to the facade. This combination of high quality materials will produce a new dwelling that is in keeping with its surroundings, whilst having its own design identity.



Indicative 3d view | Front Elevation



Application of 45° rule

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Project/address	New Build Dwelling	Drawing	Design Access + Planning Statement
	7 Ambleside Close	Drawing No/rev	4000_PL_005
	Felpham	Scale	As shown @ A3
		Date	July 2020
Client	Carolynn Bottomley	Drawn By	Ian
Note: these drawings are prepared for building regulations puposes only			