

Design & Access Statement

Proposed two dwellings on land to the rear of:

7 Middleton Road
Bognor Regis
PO22 6BL



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The Proposal

This Design and Access Statement is in support of a Full Planning application for the demolition of a large existing garage/workshop outbuilding and the construction of two new three-bedroom dwellings on land to the rear of 7 Middleton Road, Bognor Regis. This is an alternative proposal to a large single dwelling as previously approved in 2017, reference FP/203/17/PL.

Site Description

The application site comprises an area of 0.12 hectares, and features a detached chalet bungalow with rear annexe, and a large existing garage/workshop outbuilding to the rear. The site is flat and much of the existing land is laid to tarmac hardstanding.

Highways / Access

The land to the rear is accessed by a driveway that runs alongside the existing bungalow, and no changes to this arrangement are proposed.

Form & Appearance

The semi-detached houses feature a symmetrical appearance with a pair of gables front and back. The First Floor rooms are vaulted to give the feel of additional height and the front and rear gables feature full height glazing.

Layout

The proposed site layout is broadly as the approved design, with the pair of houses at the rear near the existing outbuilding to be demolished. The two dwellings each have two parking spaces, and there is additional land to the West that could be used as additional visitor parking if required.

Scale & Amount

The two proposed dwellings occupy a footprint of 118 square metres with 19 square metres for the garden room for Unit 1. This compares with 115 square metres for the single approved dwelling plus 21 square metres for the detached garage. The proposed footprint therefore is the same as the approved scheme. The units both have a Gross Internal Area of 103.5 square metres, comprising 51 sq.m on the ground floor and 52.5 on the First Floor. This exceeds the 84-102 sq.m minimum as specified within the Nationally Described Space Standard, for 3 bedroom dwellings. The ridge height has been maintained (or fractionally below) the approved dwelling, and the increase in roof pitch means the eaves are lower. This results in a comfortably sized pair of houses that has a lower bulk than the approved single dwelling.

Landscaping

The two dwellings will be soft-landscaped to the rear with turfed lawns. The front of the site features existing tarmac hardstanding and no changes are proposed to this.

Planning Policy:

Please see accompanying documentation prepared by Smith Simmons & Partners Planning Consultants.

Site History

There is some relevant recent planning history for the site :

FP/203/17/PL - Demolition of outbuildings & erection of 1 No. dwelling to rear (resubmission following FP/137/17/PL) - Approved
FP/137/17/PL - Demolition of outbuildings & erection of a pair of semi detached 2-bed chalet bungalows to rear - Withdrawn

The main consideration in the preparation of this new Planning application is the design and scale of the dwelling as approved, and the reasons for the withdrawal of the previous application for 2 dwellings.

The site has recently changed ownership, and it was decided to revisit the earlier withdrawn proposal.

The proposed dwelling as approved, with a gross internal area (GIA) of 203 square metres creates a large detached dwelling which is felt is too large considering the rear-development nature of the site and relatively small plot size for such a large dwelling. It is also felt that the design of the dwelling as approved is of a poor quality with a somewhat contrived appearance and unattractive shallow pitched roof and lack of architectural features.

The reasons for the suggested withdrawal of the previous application for two dwellings were :

- 1) Internal space standards. The submitted design had an internal space of 71 square metres vs a requirement of 79sq.m. It was felt this was too much of a shortfall.
- 2) External space standards. The requirement being a depth of 10m. The submitted design had a 9.4m deep garden.
- 3) Tree overhanging the Eastern boundary.
- 4) Privacy concern from the viewing of the proposed rear gardens from No. 6.

The proposed new design seeks to address these previous concerns while maintaining the principles of the development as approved.

- 1) The single chalet form of the original proposed dwellings meant the First floor area was insufficient to provide the required internal space standards. By changing the design of the dwellings to a pair of semi-detached dwellings with their own pitched roofs, this allows additional space on the first floor while occupying the same footprint and ridge height.
- 2) The new dwellings as proposed now have a minimum of 11.5m projecting gardens, 12.5m for Unit 2, with rear gardens offering 70 sqm and 80 sqm of rear amenity space respectively, well above the minimum of 60 sqm specified in the Arun District Design Guide SPD - H.04 Residential Outdoor Amenity & External Space Standards
- 3) While the dwelling as approved had managed to integrate with the existing tree which was overhanging the Eastern boundary, this tree was not under the control or ownership of the applicant and has since been removed.
- 4) The privacy concern from the overlooking of the new gardens from the adjacent No. 6 was addressed by the construction of a detached garage alongside the Western boundary. This structure is retained in form in the new design and will become a home office/ garden room.

The new garden room design retains a slightly smaller structure with slightly steeper pitched roof to enable the use of a higher-quality roofing material. This structure serves the same purpose as the approved garage in providing privacy from overlooking from the existing properties.

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Density

The application site comprises an area of 0.12 hectares, with one existing dwelling. With the two additional proposed dwellings, the density would be 24 houses per hectare, which is appropriate for the location and in accordance with the Arun District Design Guide SPD.

Materials

The materials have been carefully chosen to ensure a high standard of design and construction. Please see accompanying Schedule of Materials for full details. There is no overriding vernacular in the Middleton, so it is thought that the contemporary choice of materials is appropriate.

Sustainability

Sustainability has been a key priority for the project. The proposed dwellings will be designed in accordance with the latest standards for design and construction, with excellent levels of insulation and modern technology to lower the carbon footprint while future-proofing against increased government targets.

The chosen materials have excellent environmental credentials and are rated A+ with the BRE’s Green Guide.

Cycle storage will be provided for both dwellings to encourage sustainable transport use, and home office areas will be provided to Unit 1 to encourage working from home where possible. The use of water-saving fittings and appliances will be encouraged to meet the target usage of 105 litres per person per day. The new lighting circuits within the houses will feature 100% low-energy lighting in accordance with the latest edition of Part L of the Building Regulations.

Accessibility

The site has been developed with full consideration for the accessibility standards set out in Part M of the Building Regulations and the guidance from Lifetime Homes:

- Wider parking areas to facilitate access to the dwellings.
- Parking provided as close as possible to the houses.
- A level access threshold is to be provided to the main external doorway, with manageable approach gradients.
- All external doors have a clear minimum width of 800mm.
- All internal doors to be suitable for wheelchair access.
- All switches and sockets to be located between 450 and 1200mm from floor level.
- A cloakroom that conforms to part M is situated on the ground floor of all dwellings.

Foul & Surface Water Drainage:

The new dwellings will be connected to the existing mains sewer serving Number 7.

Flood Risk

The NPPF requires the identification of all potential sources of flooding to the development. The site does not fall within an area which has been designated by the Environment Agency as being at risk to flooding from rivers and the sea :



EA Guidance

The environment agency offers guidance for the depth and scope of a flood risk assessment for this type of development which is less than 1 hectare in area and falling within the flood zone 1 : “For developments (other than changes of use) less than 1 hectare in flood zone 1, the main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives.”

Managing surface water run-off

The SuDS manual has been used to provide the necessary design guidance for the managing of surface water on the site. The proposals are for all surface water to be disposed of on site via soakaways, with no additional surface water discharging into the foul drainage system. Winter groundwater monitoring took place during the winter of 2019/2020 to establish infiltration rates. A detailed surface water management design has subsequently been created and accompanies this planning application.