

Design and Access Statement in Relation to Planning Application for:

Proposed erection of a new chalet bungalow:

31 Rife Way
Bognor Regis
West Sussex
PO22 7BN

The site

The site is located to the East of Bognor Regis in the small village of Felpham West Sussex. The site is predominately flat with a gentle slope West towards the Rife and is approximately 160 feet long and 35 feet wide. It was once occupied by a small bungalow which was demolished several years ago. Pictures 1 and 2 clearly illustrate how the plot could comfortably lend itself to future development.



Picture 1



Picture 2

The Area

The surrounding area is made up of an eclectic mix of houses, chalets and bungalows. See pictures



Picture 3



Picture 4



Picture 5



Picture 6

The proposed application

The proposed new property is a four bedroom chalet bungalow (drwg 01), sympathetically designed to fit in with the neighbouring properties. The surrounding dwellings are made up of an eclectic mix of designs, heights and materials, see pictures..... thus the proposed design which uses a mix of finishes including brick and render are not deemed out of place. The chalet design was thought appropriate and is in keeping with many of the properties located within the immediate area. See pictures (

Relevant planning history

The proposal

The proposal is to redevelop the existing site as follows:-

- The erect of a four bedroom chalet bungalow

Ground floor

The ground floor consists of:-Entrance Hall leading to study, ground floor bedroom and en-suite, WC, stairs leading to three first floor bedrooms, Living room/kitchen, dining area and Utility.

First floor

The first floor consists of a master bedroom with en-suite and a further two bedrooms and family bathroom. See drawing 01/16

- The erection of a detached single garage.

Layout

The proposed layout is restricted by the nature of the site which is long and narrow and situated between to similar properties. The proposed design takes advantage of the orientation of the site to provide light and a modern way of living, situating the living space lounge, kitchen and dining area to the rear which will over-look the long West facing garden. The accommodation is arranged over two levels, the first floor being arranged under partially sloping ceilings with dormers windows adding interest to the design which incorporates a mix of brick and render under a slate roof. The detached single garage, which is located to the front of the proposed new build, will be partially cladded. The overall foot print is a size that will allow the new property to sit comfortably on the site and still provide valuable private

Layout cont.

open space. The overall appearance Will fit in well with the eclectic mix of the surrounding properties which use many different materials as can be seen in pictures.....

Scale

The elevations and footprint, see drawings 01/16, 02/16 clearing show the proposed new build, with regards heights and scale will fit comfortably and sympathetically within its surroundings, enhancing the neighbouring properties which are made up of many designs and sizes see pictures It is considered the proposed property will not be over bearing or overdevelopment of the site.

Appearance

The new property has a simple up and over roof incorporating several dormer windows and a velux. The materials of the proposed are red facing brickwork and part render walls under a slate roof. All materials to be agreed with the Local Authority. The proposed windows and doors are to be of plastic construction and grey.

The design will provide a high quality, exceptional family home with amenity space and landscaping conducive to such a dwelling. The surrounding properties are predominately individually designed houses in similar sized plots. The proposed dwelling will fit comfortably on the site in the same manner as the existing neighbouring houses.

Access

The property will be accessed via the existing established access from Rife Way. We do not anticipate that the traffic flow will increase dramatically beyond the capability of the existing road structure.

Disability Access

Access to and within the property will be in accordance with Approved Document part M of the current Building Regulations.

The front door entrance will have a level threshold and an entrance door with a clear width of 800mm, including an internal leading edge of 300mm. All ground door openings will be a minimum of 800mm. The ground floor will also provide an accessible WC. See drawing 01/16

Sustainability

The site is located within walking distance of local amenities, shops, Arun Leisure Centre and Felpham Community Centre and regular bus routes. The new property will be built to modern standards of thermal insulation, creating a warm, environmentally friendly home.

Neighbours

Due to the orientation of the proposed new dwelling the neighbouring properties will retain their privacy and light. The only windows designed into the new build property are located on the North elevation see drawing 01/16 both are small and will have obscure glass, as such any overlooking or invasion will be non-existent. The North boundary will have a new close boarded fence erected which will enhance the privacy of number 33, which is presently open to the proposed site.

Policy

The proposed property will be built of traditional materials, with a number of attractive architectural features. The building will therefore add to the character of the area, within its location in Felpham Village.

Conclusion

The proposed new property will result in a comfortable family home that meets the demands of modern living, without any adverse impact on the neighbouring properties or the character of the area.