



DW Property Consultancy

Planning Statement in relation to
demolition of existing dwelling house and
construction of new single dwelling house
and associated works.

32 Sea Drive, Felpham, Bognor Regis,
PO22 7NE

March 2021

1. Introduction

This planning statement has been commissioned to support the planning application at 32 Sea Drive Felpham for a replacement dwelling and associated works.

The existing dwelling on site comprises a detached two storey dwelling extending to some 120 M2 footprint and stands at 8.250 M in height.

The proposed replacement dwelling extends to some 224 M2 footprint and stands to a maximum height of 9.0 M.

This application is accompanied by the following drawings:-

- Location Plan
- Topographic Survey
- Site Plan as Existing
- Existing Site Photographs
- Site Plan as Proposed
- Site Layout Plan as Proposed
- Below Ground Drainage Layout
- Streetscape Elevation as Existing
- Streetscape Elevation as Proposed
- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Roof Plan
- Front and Rear Elevations
- Side Elevations
- Concept Drawings and CGI
- Design and Access Statement

2. Site and Surroundings

32 Sea Drive is part of the Summerley private housing estate, the nature of this estate is large detached individually designed houses.

32 Sea Drive sits on the South Side of the road and the property borders the beach at its Southern Boundary. Existing detached housing of the Summerley private housing estate borders the North, East and West Boundaries.

The plot at 32 Sea drive measures 0.22 acres with a plot depth of 48.5m and Width of 18.5M.

The plot is generally level, the topographical survey shows very little level change across the plot.

3. Planning Policy

The site sits within settlement boundary and is not impacted by any planning policy constraints under the adopted Arun Local Plan or Felpham Neighbourhood Plan.

The principle of development is accepted given the sites existing use as a single dwelling house.

4. The Proposal

This application seeks approval for demolition of the existing property and construction of new single 5 bedroom dwelling house with associated works.

The existing property is in a poor state of repair and nearing the end of its sustainable life cycle. It is poorly insulated with very dated heating and electrical circuits.

The existing property is 2 storey brick built with a small element of tile hanging and a pitched tiled roof. The existing property fills the width of the plot allowing minimal side rear access.

The proposed replacement dwelling house is a 3 storey flat roofed ultra low energy modern designed passivhaus.

The house is arranged with bedrooms on the top and bottom floors and the main living areas on the first floor to make use of the sea view aspect. The Ground floor also incorporates an integral garage.

The house is to be finished in white render with white fenestration. This design has been inspired by the Owl House being one of the oldest houses on the private estate and also located on Sea Drive.

The important Passivhaus features of this house will deliver air tight and super insulated building fabric with triple glazing, ventilation and heat recovery systems. The building will provide a serene environment with a minimal heat and power demand through its fabric first approach. Utilising solar pv's and heat pumps the building will be carbon neutral.

The proposed accommodation is as follows:

- Ground Floor
 - Garage and store
 - Main entrance and stair to upper floors
 - Games room
 - Utility and Plant room
 - 3 double bedrooms with ensuite
 - WC
 - Doors to garden
- First Floor
 - Landing and stair to upper and lower floors
 - Office
 - Kitchen and Pantry
 - Open plan living and dining
 - Cinema room
 - WC
 - Doors to Balcony with steps down to garden
- Second Floor
 - Landing and stair to lower floors
 - 2 double bedrooms with dressing and ensuite
 - Storage and Plant
 - Doors to Balcony

Additional works include a new driveway parking area, pathways to the rear garden and a rear patio.

5. Planning History

No relevant planning history.

6. Assessing potential impact

This is a replacement dwelling and therefore there is very little impact caused by the proposed redevelopment of the plot:

- a) **transport and highways impacts of the development** – The development does not increase the number of vehicle parking spaces. The existing parking provision will be retained and as such this development does not increase vehicle movements.
- b) **Noise impacts of the development** – The use of the propose property will not give rise to any additional noise levels.
- c) **Contamination risks on the site** – The site is not contaminated.
- d) **Flooding risks on the site** - The proposed development lies outside any area subject to flood risk.
- e) **Light and Overshadowing** – the proposed dwelling house will not cause any loss of light or overshadowing to the neighbouring properties.
- f) **Ecology**- no trees will be removed to facilitate this development and there are limited habitats on site. Prior to demolition a bat survey will be commissioned to eliminate the existence of potential bat roosts.
- g) **Sustainability** – the proposed dwelling house will be carbon neutral with very low energy demand, this will be a betterment to the local environment.

7. Local and community engagement

The proposed design has been shared and discussed with the Summerley estate RA, their support is given. Discussions have also taken place with neighbours and again there were no objections to the proposals.

8. Summary

The proposed development does not intensify the use of the plot as a single dwelling house. The development site falls within settlement boundary and has no physical or policy constraints to development.

The design seeks to compliment the surrounding properties and looks to the Owl House for inspiration and design cues.

The nature of the Passivhaus design means this development will be carbon neutral with ultra-low energy demand.

The Local authority is therefore respectfully asked to grant permission for this development in accordance with the presumption in favour of sustainable development.