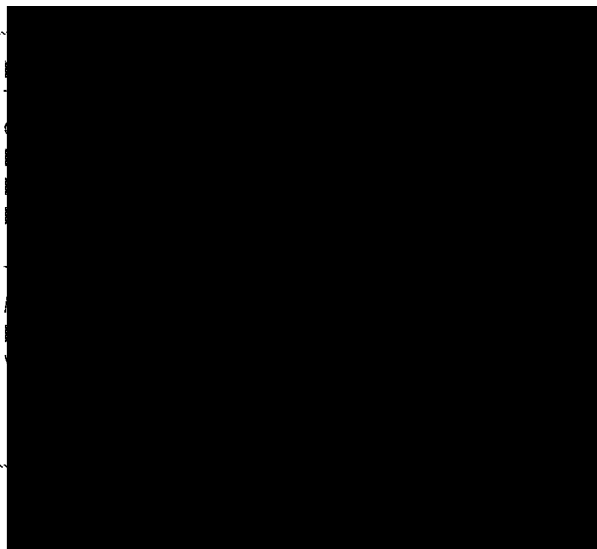


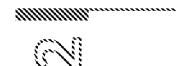
Design & Access Statement for:
Land at the rear of Ferriers End, 1 Normans
Drive, Felpham, West Sussex, PO22 8LW.



21 February 2013



The Site and its Surroundings



The site comprises land situated at the rear of No. 1 Normans Drive with road frontage onto New Barn Lane.

To the western side boundary of the site there is a public footpath and this is screened from the site by 1.8m high timber fencing. The site is level and accessible and in a sustainable location about 2.2 miles from Bognor Regis town centre and station and within easy distance of local shopping, school and community facilities at Felpham and Middleton-on-Sea villages. Bus services close by links to Bognor Regis and Littlehampton.

The Proposal

Is to erect a detached two bedroom bungalow with frontage and access onto New Barn Lane.

Use

It is proposed to develop the site with one detached bungalow. The site is situated in an established residential area with two storey detached housing to the west of the site. The property adjoining to the east No. 1 Normans Drive, is also a detached two bedroom house but immediately adjoining the site is a single storey ground floor extension. The remainder of Normans Drive is predominantly detached and semi-detached bungalows.

Amount

It is considered that one detached bungalow as proposed can be accommodated on the site and still providing adequate car parking to the front of the property and an area of enclosed private garden to the rear.

It is proposed that the accommodation will comprise:

- Entrance Hall
- Separate cloakroom
- L-shaped lounge/dining room
- Kitchen
- Two bedrooms
- Separate bathroom

Scale

The proposed detached bungalow will have a ridge height of about 5.25m and a 35 degree pitched roof. The footprint of the proposed building will extend to about 83sqm, which is similar in footprint to bungalows close by in Normans Drive, which have about an average of 87sqm footprints.

A single storey dwelling is considered most appropriate for the site as it will mean that there will be no overlooking to adjoining gardens or properties, therefore neighbour privacy and amenity is respected. The host property No. 1 Normans Drive is a two storey detached house but steps down to single storey immediately adjoining the bungalow site.

Layout

The bungalow is to be sited centrally on the plot, to allow for an area of enclosed private garden to the rear and car parking and garden area to the front. The bungalow will be set in off the western side boundary, which adjoins the public footpath, it will also be set in off the dividing boundary between the plot and No. 1 Normans Drive.

There will be no windows to the side elevation from main habitable rooms, only one kitchen window to the west and a WC/bathroom obscured glazed windows to the east side. The windows to two bedrooms will overlook the rear garden and the living room south facing window will overlook the front garden.

The bungalow will be well screened from New Barn Lane by established Leylandii hedges and existing trees, shrubs and fencing, therefore it will have low impact upon the street scene.

Landscaping

As shown on the site plan the only trees to be removed to allow for the development will be a palm tree and decayed oak tree to the western boundary, together with some shrubs to the front of the property, however existing Cyprus tree to the rear will remain as will the palm tree to the front garden. The existing Leylandii hedge to the front boundary will be trimmed where necessary as will the cherry laurel tree to the front.

The front garden will be predominantly brick paviours to allow for access and parking areas and the rear garden will be soft landscaped.

All boundary fences will be vertical feather edged close boarded treated softwood. These will be 2m high to the side and rear boundary and 1.2m high as existing to the front boundary.

Appearance

In order for it to blend in within the established residential area the bungalow will have a traditional design with pitched roof. Materials will also be traditional:

- Roof being marley plain tiles – bold English dark red.
- Walls will be F.L.F. stock brickwork.
- Windows frames will be white u.P.V.C.
- Soffits and fascias also white u.P.V.C.

- Rainwater goods will be in black u.P.V.C.
- Entrance doors to be either timber softwood painted or u.P.V.C.



Access

The bungalow will use the existing vehicular and pedestrian crossover access from New Barn Lane, therefore a new access onto the highway will not be required.

2 No. car parking spaces will be provided to the front of the property. The pedestrian access will be ramped up to the front door to allow easy access for occupiers/visitors with mobility difficulties. The front garden and access areas will be constructed in permeable block pavements.

Sustainability

The property is in a sustainable location within level walking distance to bus links, local village, shopping and schooling facilities. Felpham Community College and Leisure Centre are about ¾ mile distant with primary schools and health facilities within easy walking distance.

It is anticipated that the specification will incorporate water and energy saving measures. Site waste will be kept to a minimum. There is no demolition of existing buildings in the construction.

Planning Policies

The following Local Planning Policies have been taken into consideration when preparing this application:

- GEN7 of The Arun District Council Local Plan and DM14 of The Draft Local Plan.
- GEN2 'Built up area boundary' of The Local Plan and SP2 of The Draft Local Plan.
- SP1 'Sustainable Development' of The Draft Local Plan.
- DM18 'Housing Mix' of The Draft Local Plan.

National Planning Policy Framework

The following sections of this National Planning Policy have been taken into consideration.

Section 4: Promoting Sustainable Transport

The site is within easy walking distance of bus links to Bognor Regis and Littlehampton. Ramped entrance to the front threshold of the property allows easy access for people with disabilities. Secure cycle storage for 2 No. cycles will be built in the rear garden of the plot.

Section 6: Delivering a Wide Choice of High Quality Homes



Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. It is considered that this development will be sustainable in terms of construction and location and will add well to the mix of housing stock in the area, where there is always a high demand for bungalows with small manageable garden areas.