

Planning Statement:

Redevelopment: 112-114 Felpham Way, Bognor Regis, West Sussex PO22 8QW

Assessment and Physical Context

The site is located to the south side of the Felpham Way A259 in a mixed residential area, predominantly bungalows. The existing buildings were constructed around the 1930s and comprise a pair of detached pitch roof bungalows, number 114 has an attached flat roof rear extension and driveway/ parking provision fronting Clovelly Avenue with pedestrian access to both frontages, 112 has access only from Felpham Way. Existing elevational treatment has tile pitch roof slopes over colour wash render walls interspersed with painted timber windows and doors respectively. The south facing garden of 114 has a long frontage to Clovelly Avenue to create access to on site parking spaces for the development, the replacement dwellings will be sensitively appropriate and form a well designed development.

Social, Economic and Planning context.

The proposal has been redesigned following consultation with the Planning Officer to achieve an acceptable design solution, forming a two semi-detached and one detached three bedroom dwellings fronting Felpham Way to replace the existing dwellings. The design concept reflects gable front properties facing Felpham Way in the locality, to provide an attractive addition to the street scene. First floors provide 3 bedrooms, ground floors will provide entrance hall and cloakroom accessing combined kitchen/ dining/ living space. Vehicle parking and turning is accommodated on the north of the dwellings with garages accommodating cycle storage with access on to Felpham Way.

Evaluation and Design Principles

The stepped foot print of the redevelopment is considers the visual alignment of the adjacent property sympathetic to Felpham Character. The roof scapes of each unit are different to provide an attractive addition to the street scene fronting Felpham Way. The proposal will produce a good design solution to ensure the proposals are in keeping and in character with the local area and meet the requirements of emerging Local Plan Section 13.4 and Policies D DM1+2 with a high quality in design aspect and form. The scheme complies with internal space standard requirements of Policy D DM2 and external space standards DDM3.

Amount of Development

New linked dwellings with private amenity space and parking, providing affordable rental property, to support the Felpham Neighbourhood plan

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge on adjacent property or detract from their amenity.

Scale

The building is a traditional pitch roof detached and semi detached similar to adjacent properties, within the context of the street scene.

Landscaping

Groups of native species trees are identified on the site plan. 900 mm high picket fence will be provided on the footpath north and east frontages. Private garden and amenity space will be enclosed with 1.8m close boarded fences on 150mm gravel boards. Drive ways and cross overs onto Felpham Way. Front gardens will have 900 mm wide paths to front doors with accessible thresholds. Cycle storage will be provided in the garages.

Appearance

Materials plain tiles to match existing, matching vertical tiles, facing brickwork and colour wash render.

Affordable Housing

The dwellings will be part of our clients portfolio of affordable rental property and managed by them. There is currently no requirement for Affordable Housing Section 106, or access charges.

Access

Access for ambulant persons with disabilities will be via front entrance to the ground floor, wheel chair users can be accommodated should the requirement arise. Footpaths and roads link the site to local distributor roads and local services and community facilities. Bus services operate along Felpham Way with stops within 30m. Vehicles can turn on site and leave in forward direction with access directly on to Felpham Way. With the new relief road, traffic congestion has been substantially reduced long Felpham Way

Wheel Bin storage area as existing

Secure covered cycle storage facilities are located in private garden fenced areas.

Flood risk

No greater risk than existing, ground floor levels 150mm above finished ground levels.

Drainage Statement

Foul water drainage serving the existing dwellings will accommodate the requirements of these new dwellings.

Land contamination assessment

The properties have been residential dwellings constructed circa 1930. The local area is predominately residential with nearby commercial services. St Georges playing fields are located south of Clovelly Avenue. There no immediate risk uses in the immediate vicinity.

Noise Assessment.

Replacement dwellings will be located approximately 9.0 m from Felpham Way the dwellings will be constructed with dense masonry wall construction with integral insulation in the fabric that will minimise acoustic disturbance. Windows will be triple glazed.

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Arun Biodiversity check list. The site has hedgerows on the west boundary, these will be inspected prior to the installation of fencing within the site boundary, there were no burrows or water features present.

To supplement suitable roost availability proprietary bat and bird nesting boxes will be built into the new walls.