ARUN DISTRICT COUNCIL
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RENEWAL OF UNIMPLEMENTED PLANNING PERMISSION – REF: K/2/04
LAND PART GARDEN TO WEST OF FORESHORE HOUSE,
COASTAL ROAD, KINGSTON

DESIGN AND ACCESS STATEMENT

Response to Context

The Application Site is approximately 0.0653 hectares in extent and currently forms part of the garden to Foreshore House, a substantial detached dwelling, situated on the south side of Coastal Road, Kinston Gorse.

The northern part of the Application Site is currently occupied by an outbuilding and existing garage serving Foreshore House, which are proposed for demolition to accommodate the new dwelling.

Coastal Road in the vicinity of Foreshore House comprises mainly large detached dwellings of varying and individual designs, types of properties and ages and therefore there is no one architectural style of dominance from which the proposal can derive context.

However, the architecture of the proposed dwelling indicated on the submitted plans is based on the Arts and Crafts movement and is reflective of many properties found within the local area, which have established a unique character and local distinctiveness. The design of the property would not therefore appear out of keeping but conversely will result in a design traditional to the area which will add considerable architectural and visual interest to the character of the area and the street scene.

In that regard there are other nearby properties which have recently been constructed which also pick up on the Arts and Crafts movement and therefore the principle of the architecture has been accepted in the locality. It is therefore against this context that the architecture suggested in the indicative plans have been derived.

Having regard to the content of the Planning Application it is considered that the merits should be considered against Policy GEN7 of the Arun District Local Plan together with this attendant criteria.

Principally Planning Permission K/2/04 was considered against the policy background GEN7 and considered to be acceptable.

Criterion 1 of the policy requires that development should achieve densities of at least 30 dwellings per hectare and although the application proposal is at a density less than the requirement strong regard must be given to the existing local pattern of development and established density.

Criterion 2 requires that development responds positively to the identified characteristics of the site and respects and enhances local distinctiveness.

It is considered that the proposal does respect identified local characteristics in that it will comprise a large detached dwelling, set within a plot size commensurate with others in the area thereby respecting established character.

The proposal also respects and enhances local distinctiveness again through the type of property and its architecture.

Criterion 3 requires that the proposal is sustainable in nature including the effective use and conservation of energy and reduces the need to travel, particularly by private car.

The proposal is in outline form only but there would be the intention to design the property having strong regard to sustainable energy resources. Moreover the site does lie within the defined Built-up Area Boundary for Kingston and is reasonable distance of public transport facilities, cycle-ways and footways.

Criterion 4 requires that a development does not unacceptably have an adverse impact on adjoining occupiers of property and the indicative site plans, floor plans and elevations demonstrate that the site can be successfully developed without impacting upon residential amenity or resulting in loss of privacy or overlooking.

There will result no unacceptable adverse impacts from adjoining land uses or property as these are wholly residential in nature.

Insofar as Criterion 7 and 8 are concerned the proposal makes provision for pedestrian access and also accords with the Highway Authority's standards relating to parking.

It is therefore concluded that the proposal is compliant with policy GEN 7 of the Arun District Local Plan and its attached criteria.

The Amount of Development

Although in outline form only the plans demonstrate a four-bedroom detached property with bathroom and en-suite facility on first floor and a living room, dining room, breakfast room/kitchen, utility room, hallway and garage on ground floor. The floor area is approximately 218 square metres.

Layout

The siting of the proposed dwelling has been considered and derived from its relative position between Foreshore House and the adjoining property to the west, known as Stratton. The siting accords with these properties to protect residential amenity and maintain an approximate building line.

Scale

The proposed dwelling is approximately 9.5 metres in width by 12 metres in depth, having a ridge height of approximately 10 metres dropping to 8.5 metres above the gable feature with an eaves height of approximately 5 metres.

These dimensions accord with adjoining properties and thereby maintain the character of the street scene.

Landscaping

There is no landscaping proposed with the Planning Application as the property currently sits upon the Foreshore and any landscaping would be purely domestic in nature and structural screening is not required.

Access

The existing access to Foreshore House would be re-used for the new dwelling and a turn-on-site facility will be provided to service the proposed integral garage. Parking for Foreshore House will utilise the existing parking area currently located to the north of the property in the vicinity of the eastern boundary.

It is confirmed that any new dwelling would be constructed to accord with the requirements of the Disability Act.