DESIGN AND ACCESS STATEMENT

In Support of an Application for Planning Permission
A Holiday home

At

Land between Forge Cottage and Hunters Lodge
Lyminster Road
Lyminster

APPLICANT: Mr T Mills

Agent Mr G Alford

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ARUN DISTRICT COUNCIL LU/300/11/

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1. INTRODUCTION:

The application is for planning permission for:

> The erection of a single storey Holiday home with *associated off road parking using a proposed new Cross over shown on DWG 001*
> The scheme has been prepared following a detailed appraisal of the site, in terms of its relationship to adjacent properties, the site's accessibility ; relevant national, regional and 'local planning policies; And a visual assessment of the character, uses and architectural vernacular of the local area.

2. ASSESSMENT OF CONTEXT

2.1 Physical:

2.1.1 Location context:

The application site of 280M2 is located between Forge Cottage and Hunter Lodge" and accessed via a shared driveway with Hunter Lodge
The site is presently unoccupied
The general area is of mixed use including The Six Bells public House, to the North (located in the street scene DWG 003) there is domestic housing located all along Lyminster road to the west of the proposed property. With commercial greenhouses, and private allotments directly to the west, screened by high hedge and trees. There is a caravan club site directly to the east of the site.

Fig 1



2.1.2 Local context:

With regard to the immediate context, Hunter Lodge is located to the immediate South. Forge Cottage is to the north being a Two Storey house with the Six Bells Public house to the north of that (being Two storeys)
To the East is the caravan Club site and to the West a set of Glass houses and allotments.
To the north west are more Two storey domestic dwellings.
The character of the immediate area is one of traditional building style using a variety of brick, flint, plain tile and modern interlocking concrete tiles.

2.1.3 Site:

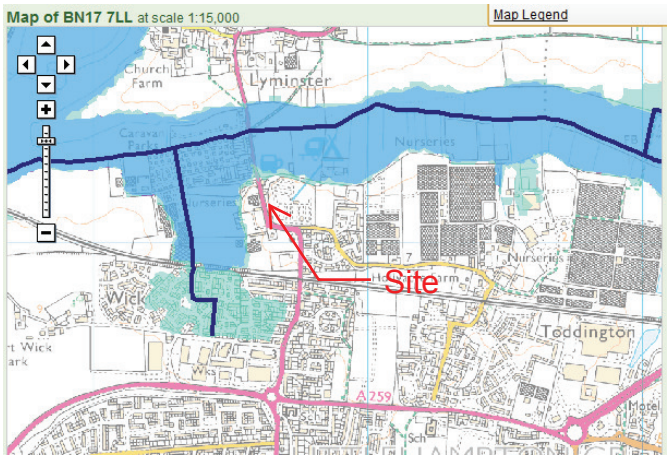
The site benefits from a vehicular drive that is shared with Hunter Lodge and has existed for over 20 years

The topographic is such that it can be considered as level.

The site is not within a “controlled parking zone and offsite parking is available on site.

From historical records no soil contamination has been identified to cause any concern for any new foundations.

The application site is not within the EA flood risk map dated 24th March 2011



2.5 Planning policy:

This application has taken into consideration the following policies:
Sustainability: GEN 1,
Form of new development GEN 7,**promotes sustainable development,**
Access for people with disabilities GEN 17
Energy and water conservation GEN 24
Noise polution GEN 32
Light polution GEN 33
Conservation Areas AREA 2

3. EVALUATION

3.1 Design:

Whilst it is recognised that the site is limited in its size, being 280m2 the new building 67m2 is a modest bungalow for the size of plot.

In design terms, three main influences arise from evaluating the site. 1) the form of the proposed building should maintain visual subservience to its surroundings 2) The use of high quality materials to harmonise with the conservation

3.1.1 Trees:

There are no significant trees on the site

4. DESIGN

4.1 Use & Amount:

The proposal is to erect a new bungalow style holiday home on the empty plot to continue the street scene in line with its current mixed nature utilising the current access to Hunters lodge. There will be off road parking for min of one car.

4.2 Layout:

The arrangement provides an appropriate setting for the building, without it over dominating the adjacent properties.

The building itself as illustrated in the Floor plan Dwg 003 attached. it will fulfil all current planning policies with regard to level access and sustainability

4.3 Scale:

The proposed building will have a ridge height of 5.375m and an eaves height of 2.250

Gabled at both ends.

The building will be approximately 67M2 being 9.1M x 6.7m wide.

4.4 Landscape:

The existing site currently rough ground that has been cleared. The proposal is to soften the appearance and add interest to the street scene by the introduction of a soft ever green hedge to the west side of the site and close boarded fence to the rest this is to minimise the impact on the street scene. *A new vehicular crossover is proposed this will mean the access is further away from the bend to the south.*

4.5 Appearance:

The proposed building is functional and modest in form and appearance to suit its

subservient contextual location.

The proposal is to use a Gabled roof of slate or modern style interlocking tiles to match the street scene. And walls of block walls with a through colour render to reflect the mature character of the area.

5. ACCESS

5.1 Vehicular & Pedestrian

The proposed scheme maintains the pedestrian and vehicular arrangements that serve Hunter Lodge.

Car parking provision reflects current policy by providing a min of one parking space with room to turn inside the site and be able to exit forwards onto Lyminster Road

6. Conclusion

It is felt that the proposal will enhance the existing street scene and will carry on the random nature of developments along Lyminster Road. The building itself is of a modest size with adequate amities to accommodate it and off road parking. Access is from an already established point. It is therefore felt that the proposal has good merit for construction